

Property at 00028 REVERKNOLLS

Prop ID 3690028

Printed 07-Feb-2024 12:14 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: BURKE MARY R  
Second name:  
Address: 28 REVERKNOLLS  
City/state: AVON CT Zip: 06001

## Location Information

Map: 020 Clerk map:  
Lot: 3690028 Neigh.: Zone: RU2A Vol: 304 Page: 568

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | 2.00 | 122,500 |
| Resident Dwelling | 1.00 | 238,920 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 24-Feb-1995  
Sale price: 295,000  
Sale valid:

## Values

|                 |     |     |             |         |
|-----------------|-----|-----|-------------|---------|
| Resident Excess | .15 | 790 | Mkt value : |         |
|                 |     |     | Cost value: | 517,443 |

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 362,210 |
| Total exemptions  |         |
| Net assessment    | 362,210 |

## Utilities

|       |        |
|-------|--------|
| Water | Well   |
| Sewer | Septic |
| Gas   | None   |

## Sales ratios

Cost/sale : 1.7540  
Mkt/sale :  
Assmt/sale: 1.2278

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|-----------|---------|-----------|
| PRIM         | 11  | 2.000      | 175,000 | 175,000 |           | 175,000 | 122,500   |
| Primary Site |     | 87,120     |         |         |           |         |           |
| RES          | 12  | .150       | 7,500   | 1,125   |           | 1,125   | 788       |
| Residual     |     | 6,534      |         |         |           |         |           |

2.150 acres

Total land value

176,125

123,288

## Building Valuation Summary

|                |         |                    |             | Area  |         |
|----------------|---------|--------------------|-------------|-------|---------|
| Dwelling       | Frame   | 1 1/2 story w/bsmt |             | 1,142 | 254,630 |
| Basement       | Full    |                    |             |       |         |
| Heating        | Yes     | A/C Yes            |             |       | 7,310   |
| Plumbing       | 2 F/B   | 1 H/B              | Add'l fix.  | Wh/p  | Saunas  |
| Attic          | None    |                    | Attic size: |       | 8,500   |
| Additions      |         |                    |             |       | 98,514  |
| Other Features | WB Stks | RR                 |             |       | 20,008  |

|              |    |                           |  |         |
|--------------|----|---------------------------|--|---------|
| Sub-Total    |    |                           |  | 388,962 |
| Grade        | B+ | Factor 1.3500             |  | 525,099 |
| CDU          |    | C&D Factor 1.00           |  | 525,099 |
| Depreciation |    | 35 %                      |  | 341,314 |
|              |    | Computed cost value @ 70% |  | 238,920 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | DECK Wood deck            | 207  | 5,483  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 207  | 12,612 |
| L Living Area            | FRFF Frame first floor    | 320  | 36,634 |
| L Living Area            | BSMT Basement addition    | 320  | 5,897  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 16   | 975    |
| P Porches, Patios, Decks | FOFF Frame open first flo | 48   | 2,924  |
| G Garages                | FR Attached frame LE 65   | 484  | 21,597 |
| L Living Area            | FRFF Frame first floor    | 84   | 9,616  |
| L Living Area            | BSMT Basement addition    | 84   | 1,548  |
| L Living Area            | AIR Air conditioning      | 320  | 973    |
| L Living Area            | AIR Air conditioning      | 84   | 255    |

Total additions 98,514

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium                        |
|----------------|------|------------------|------------------------------------|
| Style          | 02   | Cape             |                                    |
| Exterior Walls | 01   | Clapboards       |                                    |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.5                   |
| Roof Type      | 01   | Gable            |                                    |
| Foundation     | 01   | Poured Concrete  | Total Rooms 7 Garage cars 2        |
| Interior Walls | 02   | Drywall          | Bedrooms 3 Unfinished area         |
| Floors         | 01   | Hardwood         | Family Rooms 1 Dormer linear f     |
| Heating System | 01   | Hot Water        | Full Baths 2 Masonry trim sf       |
| Fuel           | 01   | Oil              | Half Baths 1 Finish bsmt sz        |
| Attic          | 99   | None             | Addtn'l fixtures Rec Room Size 375 |
| Grade          | 43   | B+               | Whirlpools Living area 2,117       |
| Garage         | 22   | Attached 2 car   | Saunas # Living Units              |
| Area Over Gar. | 99   | None             | M/F stacks                         |
| Basement       | 01   | Full             | W/B stacks 1                       |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | W/B openings 3                     |
| Air Condition  | 01   | Central Air      |                                    |
| Interior Cond  | 05   | Good             |                                    |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1967            |

