

Property at 00045 REVERKNOLLS

3690

Prop ID 3690045

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Administrative Information

Owner name: WIDMER ELAINE AND
 Second name: GRUBER LYNN THOMAS
 Address: 45 REVERKNOLLS
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 3690045 Neigh.: Zone: RU2A Vol: 700 Page: 692

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 09-Aug-2016	
Resident Land	2.00	122,500			Sale price: 830,000	
Resident Outbldg	4.00	42,140			Sale valid:	
Resident Dwelling	1.00	331,350			Values	
					Mkt value :	
Resident Excess	2.14	11,240			Cost value: 724,614	
Summary			Utilities		Sales ratios	
Total assessments		507,230	Water	Well	Cost/sale :	.8730
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		507,230	Gas	None	Assmt/sale:	.6111

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	2.140	7,500	16,050		16,050	11,235
Residual		93,218					
4.140 acres		Total land value		191,050		133,735	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	03	Wood Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	5
Grade	47	A-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1978	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,292	280,180
Basement	Full				
Heating	Yes	A/C Yes			8,030
Plumbing	3 F/B	2 H/B	5 Add'l fix.	Wh/p	19,500
Attic	None		Attic size:		
Additions					177,506
Other Features	Mason Trim	WB Stks			17,023
Sub-Total					502,239
Grade	A-	Factor 1.4500			728,247
CDU		C&D Factor 1.00			728,247
Depreciation		35 %			473,361
		Computed cost value @ 70%			331,353

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	AIR Air conditioning	180	547
L Living Area	FRFF Frame first floor	252	28,849
L Living Area	AIR Air conditioning	252	766
L Living Area	BSMT Basement addition	504	9,288
L Living Area	FRFF Frame first floor	504	57,698
L Living Area	AIR Air conditioning	504	1,532
L Living Area	FRUF Frame upper full	252	21,100
L Living Area	AIR Air conditioning	252	766
P Porches, Patios, Decks	FOFF Frame open first flo	86	5,240
P Porches, Patios, Decks	BPAT Brick/flagstone pati	342	7,799
Total additions			177,506

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	6	48	30.00		C	1,440	50	700
Utility Shed									
RS1 Frame	10	24	240	30.00	1989	C	7,200	50	3,600
Utility Shed									
RP5 Pool w/ Gunite	18	40	720	110.5		C	79,596	50	39,800
RG1 Frame or Con	24	24	576	55.95	1993	C	32,227	50	16,100
Block Detach Garage									
Value at 70%		42,140					Value at 100%		60,200

