

Property at 00050 REVERKNOLLS

Prop ID 3690050

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Administrative Information

Owner name: WEINSTOCK ERICA J TTEE
 Second name:
 Address: 50 REVERKNOLLS
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 3690050 Neigh.: Zone: RU2A Vol: 797 Page: 1095

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Apr-2014
Resident Land	2.00	122,500				Sale price: 549,000
Resident Dwelling	1.00	259,400				Sale valid:
					Values	
Resident Excess	.25	1,310				Mkt value : Cost value: 547,443
Summary			Utilities		Sales ratios	
Total assessments	383,210		Water	Well	Cost/sale :	.9972
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	383,210		Gas	None	Assmt/sale:	.6980

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	.250	7,500	1,875			1,875	1,313
Residual		10,890						
2.250 acres				Total land value			176,875	123,813

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	9
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
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	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1977	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,362	292,100
Basement	Full			
Heating	Yes	A/C Yes		8,370
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	9,000
Attic	None	Attic size:		
Additions				118,333
Other Features	WB Stks	RR		24,665
Sub-Total				452,468
Grade	B	Factor 1.2600		570,110
CDU		C&D Factor 1.00		570,110
Depreciation		35 %		370,572
Computed cost value @ 70%				259,400

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	350	40,068
L Living Area	BSMT Basement addition	350	6,450
L Living Area	AIR Air conditioning	350	1,064
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	AIR Air conditioning	216	657
L Living Area	FRFF Frame first floor	98	11,219
L Living Area	BSMT Basement addition	98	1,806
L Living Area	AIR Air conditioning	98	298
L Living Area	FRFF Frame first floor	49	5,610
L Living Area	AIR Air conditioning	49	149
P Porches, Patios, Decks	FOFF Frame open first flo	18	1,097
G Garages	FR Attached frame LE 65	576	25,187
Total additions			118,333

