

Property at 00060 REVERKNOLLS

Prop ID 3690060

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Administrative Information

Owner name: KERSHNER BERNARD A AND
 Second name: BONNIE P TRUSTEES
 Address: 60 REVERKNOLLS
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map: 17 012
 Lot: 3690060 Neigh.: Zone: RU2A Vol: 696 Page: 753

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Dwelling	1.00	554,500

Exemptions

Exempt	Cat	Amount
Resident Excess	.14	710

Last sale

Sale date: 25-Apr-2016
 Sale price: 300,000
 Sale valid: 07

Values

Mkt value :
 Cost value: 968,157

Summary

Total assessments	677,710
Total exemptions	
Net assessment	677,710

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 3.2272
 Mkt/sale :
 Assmt/sale: 2.2590

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	.136	7,500	1,020			1,020	714
Residual		5,924						

2.136 acres

Total land value

176,020

123,214

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	07	Attic	Finish bsmt sz	
Basement	01	Full	Addn'l fixtures	2
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Living area	4,124
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2015				

Building Valuation Summary

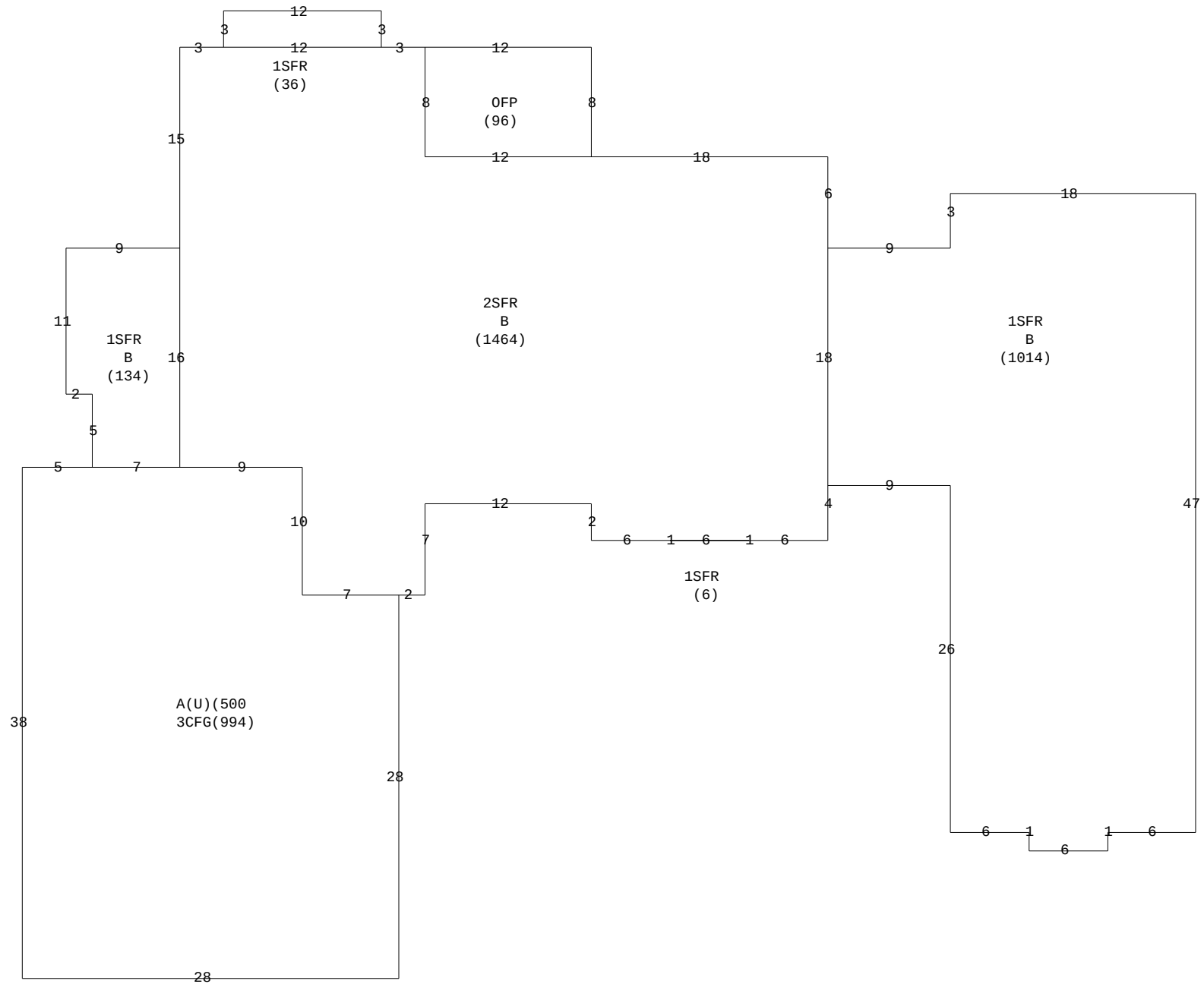
Dwelling	Frame	2 story w/bsmt	Area 1,464	354,910
Basement	Full			
Heating	Yes	A/C Yes		10,160
Plumbing	4 F/B	1 H/B	2 Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				219,434
Other Features		M Stks		3,000

Sub-Total				607,004
Grade	A-	Factor 1.4500		880,156
CDU		C&D Factor 1.00		880,156
Depreciation		10 %		792,140
		Computed cost value @ 70%		554,498

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	994	44,533
L Living Area	UATT Unfinished attic	500	8,753
L Living Area	BSMT Basement addition	134	2,469
L Living Area	FRFF Frame first floor	134	15,340
L Living Area	AIR Air conditioning	134	407
L Living Area	FRFF Frame first floor	36	4,121
L Living Area	AIR Air conditioning	36	109
P Porches, Patios, Decks	FOFF Frame open first flo	96	5,849
L Living Area	BSMT Basement addition	1,014	18,686
L Living Area	FRFF Frame first floor	1,014	116,084
L Living Area	AIR Air conditioning	1,014	3,083

Total additions 219,434



BERNARD A KERSHNER REVOC TRUST 4-25-16 VOL 696 PG 753
.157 ACR CONVEY TO 70 REVERKNOLLS 11/1/17 714/1033 TCMAP#17/12 \$4500.