

Property at 00061 REVERKNOLLS

Prop ID 3690061

Printed 06-Sep-2024 2:37 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: KEITH KIRBY R AND  
Second name: REISER MATTHEW L JR  
Address: 61 REVERKNOLLS  
City/state: AVON CT Zip: 06001

## Location Information

Map: 020 Clerk map:  
Lot: 3690061 Neigh.: Zone: RU2A Vol: 680 Page: 507

| Assessments       |      |         | Exemptions |        | Last sale    |                        |
|-------------------|------|---------|------------|--------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat    | Amount       | Sale date: 20-Nov-2014 |
| Resident Land     | 2.00 | 122,500 |            |        |              | Sale price: 440,000    |
| Resident Outbldg  | 3.00 | 21,700  |            |        |              | Sale valid:            |
| Resident Dwelling | 1.00 | 226,260 |            |        |              | Values                 |
| Resident Excess   | 1.93 | 10,130  |            |        |              | Mkt value :            |
|                   |      |         |            |        |              | Cost value: 543,700    |
| Summary           |      |         | Utilities  |        | Sales ratios |                        |
| Total assessments |      | 380,590 | Water      | Well   | Cost/sale :  | 1.2357                 |
| Total exemptions  |      |         | Sewer      | Septic | Mkt/sale :   |                        |
| Net assessment    |      | 380,590 | Gas        | None   | Assmt/sale:  | .8650                  |

## 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  | 1.930       | 7,500            | 14,475  |      |      | 14,475  | 10,133    |
| Residual     |     | 84,071      |                  |         |      |      |         |           |
|              |     | 3.930 acres | Total land value |         |      |      | 189,475 | 132,633   |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 01   | Ranch            |                         |   |
| Exterior Walls | 02   | Wood Shingles    |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 7 |
| 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         | 12   | Basement 2 car   | Saunas                  |   |
| Area Over Gar. | 01   | Fully Finished   | M/F stacks              |   |
| Basement       | 04   | Full with walk-o | W/B stacks              | 1 |
| Bsmt Fin Qual  | 05   | Living Area W/ A | W/B openings            | 2 |
| Air Condition  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1964 |   |

## Building Valuation Summary

|                           |                |                 |              |          |         |
|---------------------------|----------------|-----------------|--------------|----------|---------|
| Dwelling                  | Frame          | 1 story w/bsmt  | Area         | 2,074    | 319,430 |
| Basement                  | Full with walk |                 |              |          |         |
| Heating                   | Yes            | A/C Yes         |              |          | 9,120   |
| Plumbing                  | 2 F/B          | 1 H/B           | 1 Add'l fix. | Wh/p     | Saunas  |
| Attic                     | None           |                 | Attic size:  |          | 9,000   |
| Additions                 |                |                 |              |          | 21,393  |
| Other Features            |                | WB Stks         |              | Bsmt Gar | 35,727  |
| Sub-Total                 |                |                 |              |          | 394,670 |
| Grade                     | B              | Factor 1.2600   |              |          | 497,284 |
| CDU                       |                | C&D Factor 1.00 |              |          | 497,284 |
| Depreciation              |                | 35 %            |              |          | 323,235 |
| Computed cost value @ 70% |                |                 |              |          | 226,265 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | DECK Wood deck            | 382  | 10,119 |
| P Porches, Patios, Decks | DECK Wood deck            | 352  | 9,324  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 32   | 1,950  |
| Total additions          |                           |      | 21,393 |

## Outbuilding Information

| Description  | Wid | Len    | Area          | Rate  | Year   | Cnd | RCN    | Depr | Value  |
|--------------|-----|--------|---------------|-------|--------|-----|--------|------|--------|
| RS1 Frame    | 6   | 8      | 48            | 30.00 |        | C   | 1,440  | 50   | 700    |
| Utility Shed |     |        |               |       |        |     |        |      |        |
| RP1 Pool w/  | 20  | 40     | 800           | 74.05 |        | C   | 59,240 | 50   | 29,600 |
| Plastic Linr |     |        |               |       |        |     |        |      |        |
| RS1 Frame    | 4   | 12     | 48            | 30.00 | 2015   | C   | 1,440  | 50   | 700    |
| Utility Shed |     |        |               |       |        |     |        |      |        |
| Value at 70% |     | 21,700 | Value at 100% |       | 31,000 |     |        |      |        |

