

Property at 00075 REVERKNOLLS

Prop ID 3690075

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Administrative Information

Owner name: WEXLER RANDOLPH AND
 Second name: LORRIE J
 Address: 75 REVERKNOLLS
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 3690075 Neigh.: Zone: RU2A Vol: 629 Page: 145

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-Sep-2011
Resident Land	2.00	122,500				Sale price: 570,000
Resident Outbldg	2.00	24,220				Sale valid:
Resident Dwelling	1.00	336,500				Values
Resident Excess	.62	3,260				Mkt value :
						Cost value: 694,971
Summary			Utilities		Sales ratios	
Total assessments		486,480	Water	Well	Cost/sale :	1.2192
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		486,480	Gas	None	Assmt/sale:	.8535

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	.620	7,500	4,650			4,650	3,255
Residual		27,007						
2.620 acres				Total land value			179,650	125,755

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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	3
Grade	43	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: 1963	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	2,651	395,360
Basement	Full				
Heating	Yes	A/C Yes			11,260
Plumbing	4 F/B	H/B 3 Add'l fix.	Wh/p	Saunas	16,500
Attic	None	Attic size:			
Additions					100,031
Other Features		WB Stks	RR		24,665
Sub-Total					547,816
Grade	B+	Factor 1.3500			739,552
CDU		C&D Factor 1.00			739,552
Depreciation		35 %			480,709
		Computed cost value @ 70%			336,496

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	562	24,641
L Living Area	FRFF Frame first floor	526	60,217
L Living Area	AIR Air conditioning	526	1,599
P Porches, Patios, Decks	BPAT Brick/flagstone pati	280	6,385
P Porches, Patios, Decks	FOFF Frame open first flo	54	3,290
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
Total additions			100,031

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
BPT Brick Patio			600	21.10		C	12,660	50	6,300
RP3 Pool w/ Reinfor Conc	32	16	512	110.5		C	56,602	50	28,300
Value at 70%			24,220				Value at 100%		34,600

