

Property at 00080 REVERKNOLLS

Prop ID 3690080

Printed 23-May-2024 3:08 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KLAUSEGGER CHRISTINE & DANIEL
Second name:
Address: 80 REVERKNOLLS
City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
Lot: 3690080 Neigh.: Zone: RU2A Vol: 792 Page: 1191

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 02-May-2024	
Resident Land	2.00 122,500			Sale price:	716,608
Resident Dwelling	1.00 307,200			Sale valid:	
				Values	
Resident Excess	.83 4,360			Mkt value :	
				Cost value:	620,086
Summary		Utilities		Sales ratios	
Total assessments	434,060	Water Well		Cost/sale :	.8653
Total exemptions		Sewer Septic		Mkt/sale :	
Net assessment	434,060	Gas None		Assmt/sale:	.6057

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	.830	7,500	6,225		6,225	4,358
Residual		36,155					
		2.830 acres		Total land value		181,225	126,858

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	01	Clapboards		
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	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	01	Fully Finished	Addtn'l fixtures	2
Grade	43	B+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	1
Air Condition	99	None		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good	Actual Year Built: 1968	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 2,206	336,800
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p Saunas 9,500
Attic	Fully Finished		Attic size: 552	19,461
Additions				21,933
Other Features		WB Stks	Bsmt Gar	18,660
Sub-Total				406,354
Grade	B+	Factor 1.3500		548,578
CDU		C&D Factor 1.00		548,578
Depreciation		20 %		438,862
Computed cost value @ 70%				307,203

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	230	21,933
Total additions			21,933

