

Property at 00088 REVERKNOLLS

Prop ID 3690088

Printed 07-Feb-2024 12:16 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WEBB THOMAS R & CAROLYN J
 Second name:
 Address: 88 REVERKNOLLS
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 3690088 Neigh.: Zone: RU2A Vol: 627 Page: 1056

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Outbldg	2.00	21,910
Resident Dwelling	1.00	263,720

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Aug-2011
 Sale price: 535,000
 Sale valid:

Values

Mkt value :
 Cost value: 587,771

Summary

Total assessments	411,440	
Total exemptions		
Net assessment	411,440	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0986
 Mkt/sale :
 Assmt/sale: .7690

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	.630	7,500	4,725			4,725	3,308
Residual		27,443						

2.630 acres

Total land value

179,725

125,808

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	312,190
Basement	Full		1,480	
Heating	Yes	A/C Yes		8,930
Plumbing	3 F/B	1 H/B Add'l fix.	Wh/p	13,500
Attic	None	Attic size:	Saunas	
Additions				60,419
Other Features	WB Stks	RR	Bsmt Gar	34,293

Sub-Total		429,332
Grade B+	Factor 1.3500	579,598
CDU	C&D Factor 1.00	579,598
Depreciation	35 %	376,739
	Computed cost value @ 70%	263,717

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	160	9,748
L Living Area	FRFF Frame first floor	324	37,092
L Living Area	BSMT Basement addition	324	5,971
P Porches, Patios, Decks	DECK Wood deck	204	5,404
P Porches, Patios, Decks	FOFF Frame open first flo	20	1,219
L Living Area	AIR Air conditioning	324	985

Total additions 60,419

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	01	Hardwood	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	43	B+	
Garage	12	Basement 2 car	
Area Over Gar.	01	Fully Finished	
Basement	01	Full	
Bsmt Fin Qual	03	Rec Room W/ Air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1966

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	32	512	110.5		C	56,602	50	28,300
SPT Slate Patio	18	16	288	21.10		C	6,077	50	3,000

Value at 70% 21,910

Value at 100% 31,300

