

Property at 00104 REVERKNOLLS

Prop ID 3690104

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Administrative Information

Owner name: PRINGLE THOMAS W
 Second name:
 Address: 104 REVERKNOLLS
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 3690104 Neigh.: Zone: RU2A Vol: 435 Page: 699

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-Aug-2002
Resident Land	2.00	122,500				Sale price: 424,500
Resident Outbldg	1.00	2,380				Sale valid:
Resident Dwelling	1.00	234,250				Values
Resident Excess	.81	4,250				Mkt value :
						Cost value: 519,114
Summary			Utilities		Sales ratios	
Total assessments		363,380	Water	Well	Cost/sale :	1.2229
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		363,380	Gas	None	Assmt/sale:	.8560

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	.810	7,500	6,075			6,075	4,253
Residual		35,284						
2.810 acres				Total land value			181,075	126,753

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
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	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1965	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,214	266,900
Basement	Full				
Heating	Yes	A/C Yes			7,660
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:			
Additions					102,010
Other Features	WB Stks	RR			23,027
Sub-Total					408,597
Grade	B	Factor 1.2600			514,832
CDU		C&D Factor 1.00			514,832
Depreciation		35 %			334,641
		Computed cost value @ 70%			234,249

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
G Garages	FR Attached frame LE 65	506	22,456
L Living Area	FRFF Frame first floor	90	10,303
L Living Area	BSMT Basement addition	90	1,659
P Porches, Patios, Decks	FEFF Frame enclosed first	240	22,887
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	BSMT Basement addition	308	5,676
P Porches, Patios, Decks	FOFF Frame open first flo	18	1,097
L Living Area	AIR Air conditioning	308	936
L Living Area	AIR Air conditioning	90	274
Total additions			102,010

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
BPT Brick Patio	18	18	324	21.10		C	6,836	50	3,400
Value at 70%			2,380				Value at 100%		3,400

