

Property at 00115 REVERKNOLLS

Prop ID 3690115

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## Administrative Information

Owner name: HECHT KELVIN & CAROLYN  
Second name:  
Address: 115 REVERKNOLLS  
City/state: AVON CT Zip: 06001

## Location Information

Map: 020 Clerk map:  
Lot: 3690115 Neigh.: Zone: RU2A Vol: 710 Page: 642

| Assessments       |              | Exemptions   |        | Last sale              |         |
|-------------------|--------------|--------------|--------|------------------------|---------|
| Assmt category    | Qty Amount   | Exempt Cat   | Amount | Sale date: 20-Jun-2017 |         |
| Resident Land     | 2.00 122,500 |              |        | Sale price:            | 465,000 |
| Resident Dwelling | 1.00 257,410 |              |        | Sale valid:            |         |
|                   |              |              |        | Values                 |         |
| Resident Excess   | .24 1,260    |              |        | Mkt value :            |         |
|                   |              |              |        | Cost value:            | 544,529 |
| Summary           |              | Utilities    |        | Sales ratios           |         |
| Total assessments | 381,170      | Water Well   |        | Cost/sale :            | 1.1710  |
| Total exemptions  |              | Sewer Septic |        | Mkt/sale :             |         |
| Net assessment    | 381,170      | Gas None     |        | Assmt/sale:            | .8197   |

## 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  | .240        | 7,500   | 1,800            |           | 1,800   | 1,260     |
| Residual     |     | 10,454      |         |                  |           |         |           |
|              |     | 2.240 acres |         | Total land value |           | 176,800 | 123,760   |

## Building Valuation Summary

|                           |       |                    |               |         |
|---------------------------|-------|--------------------|---------------|---------|
| Dwelling                  | Frame | 1 1/2 story w/bsmt | Area<br>1,344 | 289,030 |
| Basement                  | Full  |                    |               |         |
| Heating                   | Yes   | A/C Yes            |               | 8,280   |
| Plumbing                  | 3 F/B | 1 H/B Add'l fix.   | Wh/p          | 13,500  |
| Attic                     | None  | Attic size:        | Saunas        |         |
| Additions                 |       |                    |               | 131,442 |
| Other Features            |       | WB Stks            |               | 6,750   |
| Sub-Total                 |       |                    |               | 449,002 |
| Grade                     | B     | Factor 1.2600      |               | 565,743 |
| CDU                       |       | C&D Factor 1.00    |               | 565,743 |
| Depreciation              |       | 35 %               |               | 367,733 |
| Computed cost value @ 70% |       |                    |               | 257,413 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | OVER Frame Overhang       | 84   | 7,693  |
| L Living Area            | FRFF Frame first floor    | 160  | 18,317 |
| L Living Area            | FRFF Frame first floor    | 480  | 54,951 |
| L Living Area            | BSMT Basement addition    | 480  | 8,845  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 64   | 3,899  |
| G Garages                | FRL Attached frame GT 65  | 660  | 29,569 |
| G Garages                | CRPT Open carport         | 352  | 5,967  |
| L Living Area            | AIR Air conditioning      | 724  | 2,201  |

Total additions 131,442

## Residential Dwelling Information

| Subject                 | Code | Description      | Condominium      |       |
|-------------------------|------|------------------|------------------|-------|
| Style                   | 02   | Cape             |                  |       |
| Exterior Walls          | 03   | Aluminum Siding  |                  |       |
| Roof Material           | 01   | Asphalt Shingles | Story Height 1.5 |       |
| Roof Type               | 01   | Gable            |                  |       |
| Foundation              | 01   | Poured Concrete  | Total Rooms      | 9     |
| Interior Walls          | 02   | Drywall          | Garage cars      | 3     |
| Floors                  | 01   | Hardwood         | Bedrooms         | 5     |
| Heating System          | 02   | Forced Hot Air   | Unfinished area  |       |
| Fuel                    | 01   | Oil              | Family Rooms     | 1     |
| Attic                   | 99   | None             | Dormer linear f  |       |
| Grade                   | 40   | B                | Full Baths       | 3     |
| Garage                  | 23   | Attached 3 car   | Half Baths       | 1     |
| Area Over Gar.          | 99   | None             | Masonry trim sf  |       |
| Basement                | 01   | Full             | Finish bsmt sz   |       |
| Bsmt Fin Qual           | 01   | Unfinished       | Addtn'l fixtures |       |
| Air Condition           | 01   | Central Air      | Rec Room Size    |       |
| Interior Cond           | 05   | Good             | Living area      | 3,076 |
| Exterior Cond           | 05   | Good             | Whirlpools       |       |
|                         |      |                  | Saunas           |       |
|                         |      |                  | # Living Units   |       |
|                         |      |                  | M/F stacks       |       |
|                         |      |                  | W/B stacks       | 1     |
|                         |      |                  | W/B openings     | 1     |
| Actual Year Built: 1974 |      |                  |                  |       |

