

Property at 00123 REVERKNOLLS

Prop ID 3690123

Printed 03-Feb-2026 3:10 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ABELS ANDREA AND
 Second name: BARANETZ OLEG
 Address: 123 REVERKNOLLS
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 3690123 Neigh.: Zone: RU2A Vol: 808 Page: 593

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 15-Oct-2025
Resident Land	2.00	122,500				Sale price: 575,000
Resident Dwelling	1.00	257,070				Sale valid:
					Values	
Resident Excess	.01	50			Mkt value :	
					Cost value:	542,314
Summary			Utilities		Sales ratios	
Total assessments		379,620	Water	Well	Cost/sale :	.9432
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		379,620	Gas	None	Assmt/sale:	.6602

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	.010	7,500	75			75	53
Residual		436						
2.010 acres				Total land value			175,075	122,553

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	9
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	04	Loft	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	913
Air Condition	01	Central Air	Whirlpools	Living area 2,445
Interior Cond	05	Good	Saunas	# Living Units
Exterior Cond	05	Good	M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1969	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,275	277,280
Basement	Full				
Heating	Yes	A/C Yes			7,950
Plumbing	2 F/B	2 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		12,000
Additions					121,812
Other Features		WB Stks	RR		29,355
Sub-Total					448,397
Grade	B	Factor 1.2600			564,980
CDU		C&D Factor 1.00			564,980
Depreciation		35 %			367,237
Computed cost value @ 70%					257,066

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	BSMT Basement addition	336	6,192
L Living Area	FRUH Frame upper half	336	17,182
L Living Area	FRFF Frame first floor	128	14,654
L Living Area	BSMT Basement addition	128	2,359
P Porches, Patios, Decks	FEFF Frame enclosed first	180	17,165
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	UATT Unfinished attic	130	2,276
L Living Area	AIR Air conditioning	128	389
L Living Area	AIR Air conditioning	504	1,532
Total additions			121,812

