

Property at 00141 REVERKNOLLS

Prop ID 3690141

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## Administrative Information

Owner name: MATHER LESLIE Z  
Second name:  
Address: 141 REVERKNOLLS  
City/state: AVON CT Zip: 06001

## Location Information

Map: 020 Clerk map:  
Lot: 3690141 Neigh.: Zone: RU2A Vol: 528 Page: 064

| Assessments       |              | Exemptions   |        | Last sale              |       |
|-------------------|--------------|--------------|--------|------------------------|-------|
| Assmt category    | Qty Amount   | Exempt Cat   | Amount | Sale date: 24-Aug-2005 |       |
| Resident Land     | 2.00 122,500 |              |        | Sale price: 660,000    |       |
| Resident Dwelling | 1.00 332,660 |              |        | Sale valid: Y          |       |
|                   |              |              |        | Values                 |       |
| Resident Excess   | .08 420      |              |        | Mkt value :            |       |
|                   |              |              |        | Cost value: 650,829    |       |
| Summary           |              | Utilities    |        | Sales ratios           |       |
| Total assessments | 455,580      | Water Well   |        | Cost/sale :            | .9861 |
| Total exemptions  |              | Sewer Septic |        | Mkt/sale :             |       |
| Net assessment    | 455,580      | Gas None     |        | Assmt/sale:            | .6903 |

## 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  | .080        | 7,500   | 600              |           | 600     | 420       |
| Residual     |     | 3,485       |         |                  |           |         |           |
|              |     | 2.080 acres |         | Total land value |           | 175,600 | 122,920   |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 04   | Colonial         |                         |       |
| Exterior Walls | 03   | Aluminum Siding  |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |       |
| Roof Type      | 01   | Gable            |                         |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 10    |
| Interior Walls | 02   | Drywall          | Garage cars             | 2     |
| Floors         | 01   | Hardwood         | Bedrooms                | 5     |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |       |
| Fuel           | 07   | Propane Gas      | Family Rooms            | 1     |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 47   | A-               | 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  | 01   | Unfinished       | Addtn'l fixtures        | 2     |
| Air Condition  | 01   | Central Air      | Rec Room Size           |       |
| Interior Cond  | 05   | Good             | Living area             | 3,429 |
| Exterior Cond  | 05   | Good             | Whirlpools              |       |
|                |      |                  | Saunas                  |       |
|                |      |                  | # Living Units          |       |
|                |      |                  | M/F stacks              |       |
|                |      |                  | W/B stacks              | 2     |
|                |      |                  | W/B openings            | 3     |
|                |      |                  | Actual Year Built: 1968 |       |

## Building Valuation Summary

|                           |       |                    |      |        |         |
|---------------------------|-------|--------------------|------|--------|---------|
| Dwelling                  | Frame | 2 story w/bsmt     | Area | 1,440  | 350,220 |
| Basement                  | Full  |                    |      |        |         |
| Heating                   | Yes   | A/C Yes            |      |        | 10,030  |
| Plumbing                  | 2 F/B | 2 H/B 2 Add'l fix. | Wh/p | Saunas | 13,000  |
| Attic                     | None  | Attic size:        |      |        |         |
| Additions                 |       |                    |      |        | 114,975 |
| Other Features            |       | WB Stks            |      |        | 16,000  |
| Sub-Total                 |       |                    |      |        | 504,225 |
| Grade                     | A-    | Factor 1.4500      |      |        | 731,126 |
| CDU                       |       | C&D Factor 1.00    |      |        | 731,126 |
| Depreciation              |       | 35 %               |      |        | 475,232 |
| Computed cost value @ 70% |       |                    |      |        | 332,662 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 440  | 10,034 |
| L Living Area            | FRFF Frame first floor    | 352  | 40,297 |
| L Living Area            | FRUH Frame upper half     | 352  | 18,000 |
| L Living Area            | BSMT Basement addition    | 352  | 6,487  |
| L Living Area            | OVER Frame Overhang       | 11   | 1,007  |
| L Living Area            | OVER Frame Overhang       | 10   | 916    |
| G Garages                | FRL Attached frame GT 65  | 686  | 30,734 |
| L Living Area            | UATT Unfinished attic     | 150  | 2,626  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 80   | 4,874  |

Total additions 114,975

