

Property at 00150 REVERKNOLLS

Prop ID 3690150

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Administrative Information

Owner name: COHEN IAN ASHER
 Second name:
 Address: 150 REVERKNOLLS
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 3690150 Neigh.: Zone: RU2A Vol: 751 Page: 1042

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Dec-2020
Resident Land	2.00	122,500				Sale price: 875,000
Resident Dwelling	1.00	497,960				Sale valid:
Resident Outbldg	1.00	25,060				Values
						Mkt value :
Resident Excess	1.74	4,570				Cost value: 928,700
Summary			Utilities		Sales ratios	
Total assessments		650,090	Water	Well	Cost/sale :	1.0614
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		650,090	Gas	None	Assmt/sale:	.7430

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	1.740	7,500	13,050	.50		6,525	4,568
Residual		75,794						
3.740 acres				Total land value			181,525	127,068

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	07	Hydro Air	Full Baths	3
Fuel	07	Propane Gas	Half Baths	1
Attic	01	Fully Finished	Addtn'l fixtures	2
Grade	47	A-	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	# Living Units	1
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2011	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full with walk				1,738		408,420
Heating	Yes	A/C	Yes				11,670
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas		17,000
Attic	Fully Finished			Attic size: 531			19,023
Additions							111,817
Other Features	WB Stks						9,250
Sub-Total							577,180
Grade	A-	Factor	1.4500				836,911
CDU		C&D Factor	1.00				836,911
Depreciation				15 %	711,374		
				Computed cost value @ 70%			497,962

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	960	43,010
G Garages	FSF Full-story fin o/gar	528	35,368
L Living Area	AIR Air conditioning	528	1,605
P Porches, Patios, Decks	FOFF Frame open first flo	344	20,959
L Living Area	BSMT Basement addition	80	1,474
L Living Area	FRFF Frame first floor	80	9,158
L Living Area	AIR Air conditioning	80	243
Total additions			111,817

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	36	648	110.5		C	71,636	50	35,800
Value at 70%		25,060		Value at 100%		35,800			

