

Property at 00157 REVERKNOLLS

Prop ID 3690157

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Administrative Information

Owner name: FERNANDEZ LUIS EDUARDO &
 Second name: GALLARDO CAROLINA GUILLEN
 Address: 157 REVERKNOLLS
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 3690157 Neigh.: Zone: RU2A Vol: 700 Page: 941

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Outbldg	2.00	15,960
Resident Dwelling	1.00	369,090

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Aug-2016
 Sale price: 559,000
 Sale valid:

Values

Mkt value :
 Cost value: 728,000

Summary

Total assessments	509,600	
Total exemptions		
Net assessment	509,600	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3023
 Mkt/sale :
 Assmt/sale: .9116

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	.390	7,500	2,925			2,925	2,048
Residual		16,988						

2.390 acres

Total land value

177,925

124,548

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	2
Grade	47	A-	Whirlpools	1
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	# Living Units	
Basement	01	Full	M/F stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B stacks	1
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1973	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	2,326	352,590
Basement	Full				
Heating	Yes	A/C Yes			10,050
Plumbing	4 F/B	2 H/B 2 Add'l fix.	1 Wh/p	Saunas	25,500
Attic	None	Attic size:			
Additions					122,533
Other Features		WB Stks M Stks	Bsmt Gar		48,761
Sub-Total					559,434
Grade	A-	Factor 1.4500			811,179
CDU		C&D Factor 1.00			811,179
Depreciation		35 %			527,266
Computed cost value @ 70%					369,086

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	600	68,689
L Living Area	FATT Full finished attic	600	21,671
L Living Area	BSMT Basement addition	600	11,057
L Living Area	OVER Frame Overhang	32	2,931
P Porches, Patios, Decks	DECK Wood deck	429	11,364
L Living Area	FRUF Frame upper full	27	2,261
P Porches, Patios, Decks	FOFF Frame open first flo	27	1,645
L Living Area	AIR Air conditioning	900	2,736
L Living Area	AIR Air conditioning	59	179

Total additions 122,533

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
WDK Wood Deck	10	16	160	25.30		C	4,048	50	2,000
RP1 Pool w/ Plastic Linr	17	33	561	74.05	1995	C	41,542	50	20,800
Value at 70%					15,960	Value at 100%			
						22,800			

