

Property at 00165 REVERKNOLLS

Prop ID 3690165

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Administrative Information

Owner name: GENOVESE SHARON A TRUSTEE
 Second name:
 Address: 165 REVERKNOLLS
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 3690165 Neigh.: Zone: RU2A Vol: 787 Page: 1

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Aug-1978
Resident Land	2.00	122,500				Sale price: 250,000
Resident Outbldg	1.00	19,810				Sale valid:
Resident Dwelling	1.00	416,580				Values
Resident Excess	.31	1,630				Mkt value :
						Cost value: 800,743
Summary			Utilities		Sales ratios	
Total assessments		560,520	Water	Well	Cost/sale :	3.2030
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		560,520	Gas	None	Assmt/sale:	2.2421

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	.310	7,500	2,325			2,325	1,628
Residual		13,504						
2.310 acres				Total land value			177,325	124,128

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	5
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	4
Grade	53	A+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	05	Half Story Finis	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1975	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	315,850
Basement	Full		1,264	
Heating	Yes	A/C Yes		9,060
Plumbing	5 F/B	H/B 4 Add'l fix.	1 Wh/p	24,500
Attic	None	Attic size:		
Additions				175,448
Other Features	Mason Trim	WB Stks		30,032
Sub-Total				554,890
Grade	A+	Factor 1.6500		915,569
CDU		C&D Factor 1.00		915,569
Depreciation		35 %		595,120
		Computed cost value @ 70%		416,584

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	625	71,551
L Living Area	BSMT Basement addition	625	11,518
P Porches, Patios, Decks	FOFF Frame open first flo	55	3,351
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	BSMT Basement addition	240	4,423
G Garages	FR Attached frame LE 65	576	25,187
G Garages	HSF Half-story fin o/gar	576	23,564
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
L Living Area	AIR Air conditioning	1,153	3,505
Total additions			175,448

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	32	16	512	110.5		C	56,602	50	28,300
Value at 70%			19,810				Value at 100%		28,300

