

Property at 00173 REVERKNOLLS

Prop ID 3690173

Printed 07-Feb-2024 12:20 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KALAR ROGER M
Second name:
Address: 173 REVERKNOLLS
City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
Lot: 3690173 Neigh.: Zone: RU2A Vol: 92 Page: 570

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Dwelling	1.00	290,400

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Jun-1976
Sale price:
Sale valid:

Values

Resident Excess	.79	4,150	Mkt value :	
			Cost value:	595,786

Summary

Total assessments	417,050
Total exemptions	
Net assessment	417,050

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

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	.790	7,500	5,925		5,925	4,148
Residual		34,412					

2.790 acres

Total land value

180,925

126,648

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	10	Vertical Siding		
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	2
Fuel	01	Oil	Half Baths	1
Attic	01	Fully Finished	Addtn'l fixtures	1
Grade	43	B+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	05	Living Area W/ A	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1976	

Building Valuation Summary

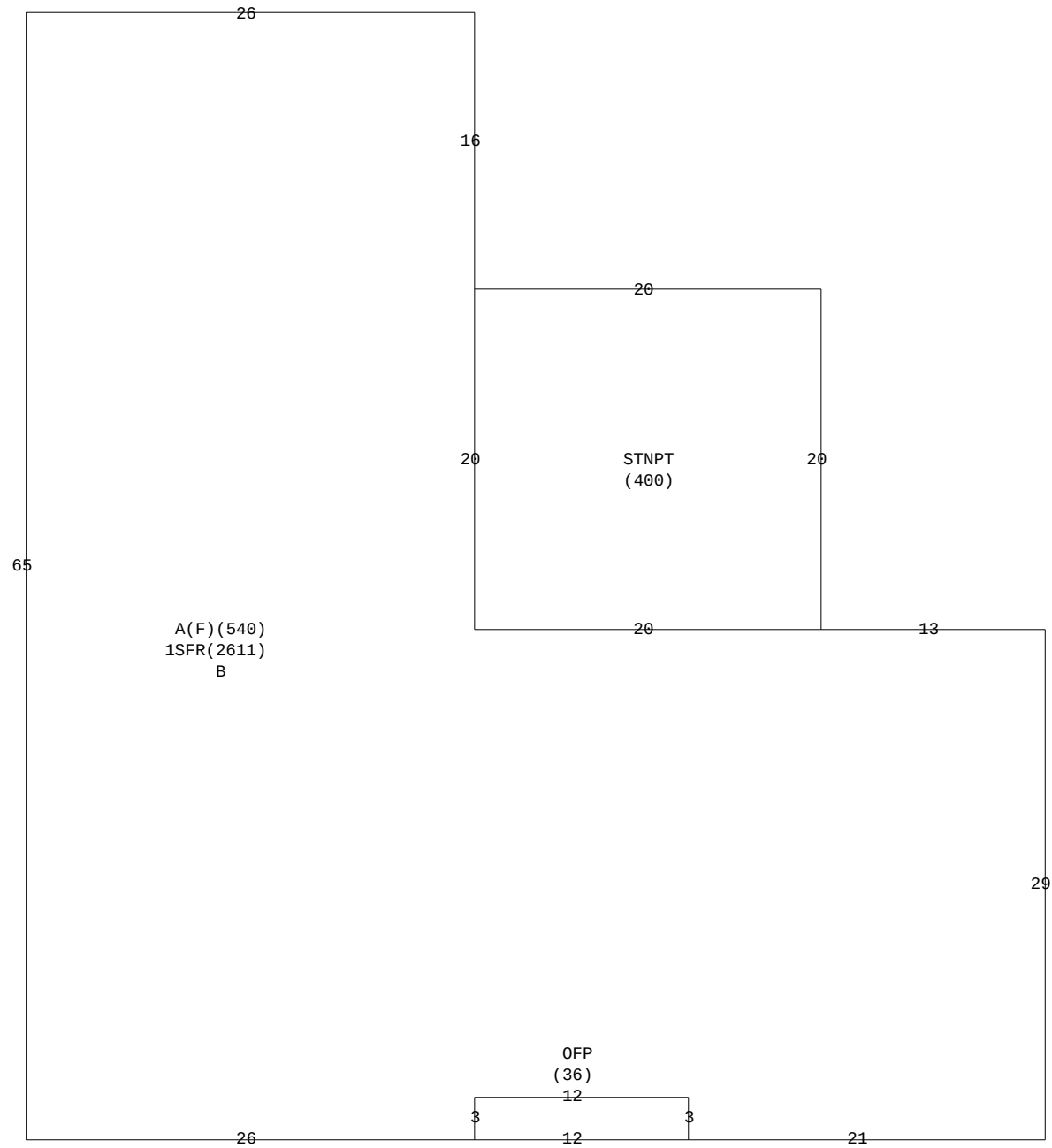
Dwelling	Frame	1 story w/bsmt	Area 2,611	390,090
Basement	Full			
Heating	Yes	A/C Yes		11,110
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p Saunas 9,000
Attic	Fully Finished		Attic size: 540	19,211
Additions				11,315
Other Features	WB Stks		Bsmt Gar	32,045

Sub-Total		472,771
Grade	B+	Factor 1.3500 638,241
CDU	C&D Factor 1.00	638,241
Depreciation	35 %	414,857
	Computed cost value @ 70%	290,400

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	400	9,122
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193

Total additions 11,315



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