

Property at 00178 REVERKNOLLS

Prop ID 3690178

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Administrative Information

Owner name: COHEN MAX L & LAUREN M
Second name:
Address: 178 REVERKNOLLS
City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
Lot: 3690178 Neigh.: Zone: RU2A Vol: 726 Page: 529

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-Feb-2019
Resident Land	2.00	122,500				Sale price: 630,000
Resident Dwelling	1.00	359,910				Sale valid:
					Values	
Resident Excess	.22	1,160				Mkt value : Cost value: 690,814
Summary			Utilities		Sales ratios	
Total assessments	483,570		Water	Well	Cost/sale :	1.0965
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	483,570		Gas	None	Assmt/sale:	.7676

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	.220	7,500	1,650			1,650	1,155
Residual		9,583						
2.220 acres				Total land value			176,650	123,655

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	1,100
Interior Cond	05	Good	Living area	4,204
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Saunas	
			Actual Year Built: 1969	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	1,496
Basement	Full		314,920
Heating	Yes	A/C Yes	9,010
Plumbing	3 F/B	2 H/B 2 Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			18,000
Other Features	WB Stks	RR	207,187
			36,817
Sub-Total			585,934
Grade	B+	Factor 1.3500	791,011
CDU		C&D Factor 1.00	791,011
Depreciation		35 %	514,157
Computed cost value @ 70%			359,910

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	286	32,742
L Living Area	OVER Frame Overhang	6	550
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	BSMT Basement addition	378	6,966
L Living Area	FRFF Frame first floor	378	43,274
P Porches, Patios, Decks	BPAT Brick/flagstone pati	576	13,135
G Garages	FRL Attached frame GT 65	852	38,171
G Garages	FSF Full-story fin o/gar	982	65,778
L Living Area	AIR Air conditioning	982	2,985
L Living Area	AIR Air conditioning	378	1,149
Total additions			207,187

