

Property at 00191 REVERKNOLLS

Prop ID 3690191

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Administrative Information

Owner name: HAY MICHELLE T TRUSTEE
 Second name:
 Address: 191 REVERKNOLLS
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 3690191 Neigh.: Zone: RU2A Vol: 700 Page: 189

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Aug-2011
Resident Land	2.00	280,000				Sale price: 1,595,000
Resident Dwelling	1.00	646,470				Sale valid:
Resident Outbldg	3.00	43,470				Values
Resident Excess	.18	930				Mkt value :
						Cost value: 1,386,957
Summary			Utilities		Sales ratios	
Total assessments	970,870		Water	Connecticut	Cost/sale :	.8696
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	970,870		Gas	None	Assmt/sale:	.6087

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	400,000	400,000			400,000	280,000
Primary Site		87,120						
RES	12	.178	7,500	1,335			1,335	935
Residual		7,754						
2.178 acres		Total land value		401,335			280,935	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	13	Contemp. Colonia		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	4
Attic	99	None	Half Baths	2
Grade	50	A	Addtn'l fixtures	11
Garage	23	Attached 3 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	04	Living Area w/o	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1982	

Building Valuation Summary

		Area	
Dwelling	Masonry	2 story w/bsmt	3,003
Basement	Full		687,440
Heating	Yes	A/C Yes	18,630
Plumbing	4 F/B	2 H/B 11 Add'l fix.	Wh/p 27,500
Attic	None	Attic size:	
Additions			121,056
Other Features	WB Stks		62,032
Sub-Total			916,658
Grade	A	Factor 1.5500	1,420,820
CDU		C&D Factor 1.00	1,420,820
Depreciation		35 %	923,533
		Computed cost value @ 70%	646,473

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	876	39,247
P Porches, Patios, Decks	DECK Wood deck	818	21,669
P Porches, Patios, Decks	FEFF Frame enclosed first	418	39,861
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
L Living Area	FRFF Frame first floor	150	17,172
P Porches, Patios, Decks	FOFF Frame open first flo	27	1,645
Total additions			121,056

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
BPT Brick Patio			874	21.10		C	18,441	50	9,200
RP5 Pool w/ Gunite	16	40	640	110.5		C	70,752	50	35,400
TC1 Asphalt Tennis court			1	35,00		C	35,000	50	17,500
Value at 70%	43,470						Value at 100%		62,100

