

Property at 00007 VERVILLE ROAD

Prop ID 4430007

Printed 07-Feb-2024 5:03 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MCCARTHY ANDREW K AND
 Second name: MARCOTTE ELAINA N
 Address: 7 VERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 4430007 Neigh.: Zone: R30 Vol: 788 Page: 860

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	172,490

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Oct-2023
 Sale price: 500,000
 Sale valid: 07

Values

Resident Excess	Qty	Amount	Mkt value :	Cost value:
	.37	1,940		374,186

Summary

Total assessments	261,930
Total exemptions	
Net assessment	261,930

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :	.7484
Mkt/sale :	
Assmt/sale:	.5239

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	125,000	125,000			125,000	87,500
Primary Site		14,810						
RES	12	.370	7,500	2,775			2,775	1,943
Residual		16,117						
.710 acres				Total land value			127,775	89,443

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	242,810
Basement	Full		890	
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				92,950
Other Features		WB Stks		6,750
Sub-Total				351,010
Grade	C+	Factor 1.0800		379,091
CDU		C&D Factor 1.00		379,091
Depreciation		35 %		246,409
Computed cost value @ 70%				172,486

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	20	1,832
P Porches, Patios, Decks	FEFF Frame enclosed first	216	20,598
L Living Area	FRFF Frame first floor	156	17,859
L Living Area	BSMT Basement addition	156	2,875
L Living Area	FRFF Frame first floor	32	3,663
L Living Area	BSMT Basement addition	32	590
L Living Area	FRUF Frame upper full	238	19,928
G Garages	FR Attached frame LE 65	546	24,016
P Porches, Patios, Decks	DECK Wood deck	60	1,589

Total additions 92,950

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
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	33	C+	Full Baths 2
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	03	Partial	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures
Air Condition	99	None	Rec Room Size
Interior Cond	05	Good	Living area 2,226
Exterior Cond	05	Good	Whirlpools
			# Living Units
			M/F stacks
			W/B stacks 1
			W/B openings 1
Actual Year Built: 1971			

