

Property at 00035 VERVILLE ROAD

Prop ID 4430035

Printed 07-Feb-2024 5:04 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CHATFIELD BRYANT AND
 Second name: BETH
 Address: 35 VERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 4430035 Neigh.: Zone: R15 Vol: 385 Page: 922

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 30-May-2000
Resident Land	.34	87,500			Sale price: 155,000
Resident Dwelling	1.00	149,340			Sale valid: Y
Resident Outbldg	2.00	7,840			

Values

Resident Excess	.23	1,210	Mkt value :	
			Cost value:	351,271

Summary

Total assessments	245,890	Water Well	Cost/sale :	2.2663
Total exemptions		Sewer Public sewer	Mkt/sale :	
Net assessment	245,890	Gas None	Assmt/sale:	1.5864

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	.230	7,500	1,725		1,725	1,208
Residual	10,019						

.570 acres Total land value 126,725 88,708

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	1
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1890	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	508	168,210
Basement	Full				
Heating	Yes	A/C Yes			4,890
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	8,500
Attic	None		Attic size:		
Additions					143,610
Other Features		M Stks			3,000
Sub-Total					328,210
Grade	C	Factor 1.0000			328,210
CDU		C&D Factor 1.00			328,210
Depreciation		35 %			213,337
		Computed cost value @ 70%			149,336

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	FRUF Frame upper full	240	20,095
L Living Area	FRUF Frame upper full	384	32,152
P Porches, Patios, Decks	FOFF Frame open first flo	77	4,691
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	BSMT Basement addition	360	6,634
P Porches, Patios, Decks	DECK Wood deck	288	7,629
L Living Area	AIR Air conditioning	360	1,094
L Living Area	AIR Air conditioning	240	730
L Living Area	AIR Air conditioning	240	730
L Living Area	AIR Air conditioning	384	1,167

Total additions 143,610

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	16	24	384	55.95		D	16,758	50	8,400
Block Detach Garage									
RS1 Frame	8	23	184	30.00		C	5,520	50	2,800
Utility Shed									
Value at 70%		7,840					Value at 100%		11,200

