

Property at 00042 VERVILLE ROAD

Prop ID 4430042

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Administrative Information

Owner name: MASKAITIS SANDRA T
 Second name:
 Address: 42 VERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 4430042 Neigh.: Zone: R15 Vol: 694 Page: 613

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Sep-1976
Resident Land	.34	87,500	AAA	Veteran	1,000	Sale price: 36,000
Resident Dwelling	1.00	178,320	CAB	Add Vet	500	Sale valid:
Resident Outbldg	1.00	980	DAC	Veteran	10,000	
Resident Excess .25 1,290			Values		Mkt value :	
			Summary		Cost value: 382,986	
Total assessments 268,090			Utilities		Sales ratios	
Total exemptions 11,500			Water Well		Cost/sale : 10.6385	
Net assessment 256,590			Sewer Septic		Mkt/sale :	
			Gas None		Assmt/sale: 7.4469	

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	.245	7,500	1,838			1,838	1,287
Residual		10,672						
.585 acres				Total land value			126,838	88,787

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1987	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,875	293,240
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas 9,000
Attic	None		Attic size:		
Additions					51,725
Other Features	Mason Trim	WB Stks			8,918
Sub-Total					362,883
Grade	C+		Factor 1.0800		391,914
CDU			C&D Factor 1.00		391,914
Depreciation			35 %		254,744
Computed cost value @ 70%					178,321

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	130	3,444
P Porches, Patios, Decks	FEFF Frame enclosed first	160	15,258
G Garages	FR Attached frame LE 65	552	24,250
P Porches, Patios, Decks	FOFF Frame open first flo	144	8,773
Total additions			51,725

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	1991	C	2,880	50	1,400
Utility Shed									
Value at 70%			980	Value at 100%			1,400		

