

Property at 00065 VERVILLE ROAD

Prop ID 4430065

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Administrative Information

Owner name: JAKUPCO JOSEPH & KRISTEN
 Second name:
 Address: 65 VERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map: 20 021
 Lot: 4430065 Neigh.: Zone: R15 Vol: 751 Page: 1244

Assessments

Assmt category	Qty	Amount
Resident Land	.34	65,630
Resident Dwelling	1.00	357,510
Resident Outbldg	1.00	12,460

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Dec-2020
 Sale price: 99,000
 Sale valid:

Values

Mkt value :
 Cost value: 623,743

Summary

Total assessments	436,620	
Total exemptions		
Net assessment	436,620	

Utilities

Water	None	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 6.3004
 Mkt/sale :
 Assmt/sale: 4.4103

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	125,000	125,000	.25		93,750	65,625
Primary Site		14,810						
RES	12	.195	7,500	1,463			1,463	1,024
Residual		8,494						

.535 acres

Total land value

95,213

66,649

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern 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	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	07	Propane Gas	Half Baths	2
Attic	99	None	Addn'l fixtures	1
Grade	47	A-	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	1
Basement	04	Full with walk-o	W/B stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2021	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,127	289,100
Basement	Full with walk				
Heating	Yes	A/C Yes			8,300
Plumbing	3 F/B	2 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		17,500
Additions					134,196
Other Features		M Stks RR			20,543
Sub-Total					469,639
Grade	A-	Factor 1.4500			680,977
CDU		C&D Factor 1.00			680,977
Depreciation		25 %			510,733
Computed cost value @ 70%					357,513

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	884	39,605
G Garages	FSF Full-story fin o/gar	340	22,775
L Living Area	AIR Air conditioning	340	1,034
P Porches, Patios, Decks	FOFF Frame open first flo	126	7,677
L Living Area	BSMT Basement addition	390	7,187
L Living Area	FRFF Frame first floor	390	44,648
L Living Area	AIR Air conditioning	390	1,186
P Porches, Patios, Decks	DECK Wood deck	288	7,629
P Porches, Patios, Decks	CPAT Concrete patio	288	2,455

Total additions 134,196

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	30	480	74.05	2022	C	35,544	50	17,800
Value at 70%					Value at 100%				
12,460					17,800				

