

Property at 00003 WATERFORD PLACE 3312 Prop ID 4480003 Printed 07-Feb-2024 5:18 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ERARDI SCOTT M
Second name:
Address: 3 WATERFORD PLACE
City/state: AVON CT Zip: 06001

Location Information

Map: 050 Clerk map:
Lot: 4480003 Neigh.: FW Zone: R40 Vol: 371 Page: 127

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Jun-1999
Resident Condo	1.00	181,910				Sale price: 131,500
						Sale valid: Y
						Values
						Mkt value :
						Cost value: 259,871
Summary			Utilities		Sales ratios	
Total assessments		181,910	Water	Connecticut		Cost/sale : 1.9762
Total exemptions			Sewer	Public sewer		Mkt/sale :
Net assessment		181,910	Gas	CNG		Assmt/sale: 1.3833

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,200	240,000
Basement	Full				
Heating	Yes	A/C Yes			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		
Additions					
Other Features		M Stks RR			7,500
Sub-Total					247,500
Grade		Factor			247,500
CDU		C&D Factor 1.05			259,875
Depreciation		%			259,875
Computed cost value @ 70%					181,913

Building additions

Category	Type	Area	Value
Total additions			

Residential Dwelling Information

Subject	Code	Description	Condominium																																														
Style	16	Condominium	FARMINGTON WOODS 06 BRENTWOOD																																														
Exterior Walls	01	Clapboards	Story Height 2.0																																														
Roof Material	01	Asphalt Shingles																																															
Roof Type	01	Gable	<table><tr><td>Total Rooms</td><td>5</td><td>Garage cars</td><td>1</td></tr><tr><td>Bedrooms</td><td>2</td><td>Unfinished area</td><td></td></tr><tr><td>Family Rooms</td><td></td><td>Dormer linear f</td><td></td></tr><tr><td>Full Baths</td><td>2</td><td>Masonry trim sf</td><td></td></tr><tr><td>Half Baths</td><td>1</td><td>Finish bsmt sz</td><td></td></tr><tr><td>Addtn'l fixtures</td><td></td><td>Rec Room Size</td><td>500</td></tr><tr><td>Whirlpools</td><td></td><td>Living area</td><td>1,200</td></tr><tr><td>Saunas</td><td></td><td># Living Units</td><td></td></tr><tr><td>M/F stacks</td><td>1</td><td></td><td></td></tr><tr><td>W/B stacks</td><td></td><td></td><td></td></tr><tr><td>W/B openings</td><td></td><td></td><td></td></tr></table>			Total Rooms	5	Garage cars	1	Bedrooms	2	Unfinished area		Family Rooms		Dormer linear f		Full Baths	2	Masonry trim sf		Half Baths	1	Finish bsmt sz		Addtn'l fixtures		Rec Room Size	500	Whirlpools		Living area	1,200	Saunas		# Living Units		M/F stacks	1			W/B stacks				W/B openings			
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Foundation	01	Poured Concrete																																															
Interior Walls	02	Drywall																																															
Floors	05	W/W over sub-flo																																															
Heating System	02	Forced Hot Air																																															
Fuel	02	Natural Gas																																															
Attic	99	None																																															
Grade		Unknown																																															
Garage	31	Detached 1 car																																															
Area Over Gar.	99	None																																															
Basement	01	Full																																															
Bsmt Fin Qual	03	Rec Room W/ Air																																															
Air Condition	01	Central Air																																															
Interior Cond	05	Good																																															
Exterior Cond	05	Good																																															
			Actual Year Built: 1987																																														

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3312

Prop ID 4480003 Card 01

No sketch for this property