

Property at 00003 WATERVILLE ROAD

Prop ID 4500003

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Administrative Information

Owner name: THREE SLASH NINE WATERVILLE
Second name: REALTY LLC
Address: P O BOX 606
City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
Lot: 4500003 Neigh.: Zone: CPA Vol: 672 Page: 445

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Aug-1994
Commerc Land	.20	70,000				Sale price: 185,000
						Sale valid:
					Values	
Commerc Building	1.00	142,460				Mkt value :
						Cost value: 303,514
Summary			Utilities		Sales ratios	
Total assessments		212,460	Water	Connecticut	Cost/sale :	1.6406
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		212,460	Gas	None	Assmt/sale:	1.1484

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.200	500,000	100,000			100,000	70,000
Comm Primary		8,712						
				.200 acres	Total land value		100,000	70,000

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	720		209,610
Basement	Full				
Heating	Yes	A/C Yes			6,060
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	Unfinished	Attic size: 720			11,060
Additions					32,628
Other Features	WB Stks	RR			25,546
Sub-Total					289,904
Grade	C+	Factor 1.0800			313,096
CDU		C&D Factor 1.00			313,096
Depreciation		35 %			203,512
Computed cost value @ 70%					142,458

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	BSMT Basement addition	240	4,423
L Living Area	AIR Air conditioning	240	730
Total additions			32,628

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	Garage cars
Interior Walls	02	Drywall	Bedrooms	Unfinished area
Floors	06	W/W over wood	Family Rooms	Dormer linear f
Heating System	01	Hot Water	Full Baths	2 Masonry trim sf
Fuel		Unknown	Half Baths	Finish bsmt sz
Attic	02	Unfinished	Addtn'l fixtures	Rec Room Size 750
Grade	33	C+	Whirlpools	Living area 1,680
Garage	99	None	Saunas	# Living Units
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1949	

