

Property at 00009 WATERVILLE ROAD

Prop ID 4500009

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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: 4500009 Neigh.: Zone: Vol: 672 Page: 445

Assessments

Assmt category	Qty	Amount
Commerc Land	.21	73,150
Commerc Building	2.00	264,940

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:
 Sale price:
 Sale valid:
 Values
 Mkt value :
 Cost value: 482,986

Summary

Total assessments	338,090
Total exemptions	
Net assessment	338,090

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.209	500,000	104,500			104,500	73,150
Comm Primary		9,104						

.209 acres Total land value 104,500 73,150

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	98	Other		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	Garage cars 4
Interior Walls	02	Drywall	Bedrooms	Unfinished area
Floors		Unknown	Family Rooms	Dormer linear f
Heating System	01	Hot Water	Full Baths 1	Masonry trim sf
Fuel	02	Natural Gas	Half Baths	Finish bsmt sz
Attic	99	None	Addtn'l fixtures	Rec Room Size
Grade	33	C+	Whirlpools	Living area 1,488
Garage	24	Attached 4 car	Saunas	# Living Units
Area Over Gar.	99	None	M/F stacks	
Basement	02	Partial < half	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: 1930	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	912	166,510
Basement	Partial < half			-2,770
Heating	Yes	A/C Yes		4,800
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				125,838
Other Features				

Sub-Total			294,378
Grade	C+	Factor 1.0800	317,928
CDU		C&D Factor 1.00	317,928
Depreciation		35 %	206,653
		Computed cost value @ 70%	144,657

Building additions

Category	Type		Area	Value
L Living Area	FRFF	Frame first floor	576	65,941
L Living Area	BSMT	Basement addition	576	10,615
G Garages	FRL	Attached frame GT 65	1,100	49,282

Total additions 125,838

