

Property at 00029 WATERVILLE ROAD

Prop ID 4500029

Printed 07-Feb-2024 5:20 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TWENTY NINE WATERVILLE LLC
 Second name:
 Address: 29 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 4500029 Neigh.: Zone: NB Vol: 688 Page: 1102

Assessments

Assmt category	Qty	Amount
Resident Land	.44	87,500
Resident Dwelling	1.00	136,390
Resident Outbldg	1.00	2,030

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-Apr-2015
 Sale price: 295,000
 Sale valid:

Values

Mkt value :
 Cost value: 322,743

Summary

Total assessments	225,920
Total exemptions	
Net assessment	225,920

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.0940
 Mkt/sale :
 Assmt/sale: .7658

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.440	125,000	125,000			125,000	87,500
Primary Site		19,166						

.440 acres Total land value 125,000 87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	02	Natural Gas	Half Baths	2
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	05	Living Area W/ A	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1931	

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	676	175,280
Basement	Full			
Heating	Yes	A/C Yes		5,070
Plumbing	1 F/B	2 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				78,264
Other Features				34,148

Sub-Total		299,762
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	299,762
Depreciation	35 %	194,845
	Computed cost value @ 70%	136,392

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	437	8,053
L Living Area	FRFF Frame first floor	437	50,028
L Living Area	AIR Air conditioning	437	1,328
L Living Area	FRFF Frame first floor	54	6,182
P Porches, Patios, Decks	FOFF Frame open first flo	208	12,673

Total additions 78,264

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2012	C	5,760	50	2,900
Utility Shed									
Value at 70%	2,030						Value at 100%		2,900

