

Property at 00045 WATERVILLE ROAD

Prop ID 4500045

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Administrative Information

Owner name: DELBONE JOSEPH F TRUSTEE
 Second name:
 Address: 45 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 4500045 Neigh.: Zone: NB Vol: 814 Page: 1037

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	2.00	87,500			Sale date: 29-Dec-2017
Resident Outbldg	1.00	2,520			Sale price: 70,000
Resident Dwelling	1.00	149,740			Sale valid: 08

Resident Excess	Qty	Amount
	.40	2,100

Summary

Total assessments	241,860	Water	Well	Sales ratios
Total exemptions		Sewer	Public sewer	Cost/sale : 4.9359
Net assessment	241,860	Gas	None	Mkt/sale : Assmt/sale: 3.4551

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	125,000	125,000			125,000	87,500
Primary Site		87,120						
RES	12	.400	7,500	3,000			3,000	2,100
Residual		17,424						

2.400 acres	Total land value	128,000	89,600
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Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7
Interior Walls	02	Drywall	Garage cars 2
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms
Attic	99	None	Dormer linear f
Grade	33	C+	Full Baths 1
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	04	Loft	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	02	Rec Room w/o air	Rec Room Size 400
Air Condition	99	None	Living area 1,696
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	# Living Units
			Actual Year Built: 1954

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	234,610
Basement	Full		848	
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				3,500
Other Features		WB Stks	RR	51,059
				15,558
Sub-Total				304,727
Grade	C+		Factor 1.0800	329,105
CDU			C&D Factor 1.00	329,105
Depreciation			35 %	213,918
			Computed cost value @ 70%	149,743

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	32	1,950
P Porches, Patios, Decks	FEFF Frame enclosed first	140	13,351
G Garages	FRL Attached frame GT 65	720	32,257
L Living Area	UATT Unfinished attic	200	3,501

Total additions	51,059
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2018	C	7,200	50	3,600
Utility Shed									
Value at 70%			2,520				Value at 100%		3,600

