

Property at 00135 WATERVILLE ROAD

Prop ID 4500135

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Administrative Information

Owner name: LEE ANDREW JOHN
 Second name:
 Address: 135 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
 Lot: 4500135 Neigh.: Zone: RU2A Vol: 799 Page: 1009

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-Jan-2010
Resident Land	2.00	87,500				Sale price: 249,900
Resident Outbldg	1.00	8,610				Sale valid:
Resident Dwelling	1.00	166,980				Values
Resident Excess	.30	1,580				Mkt value :
						Cost value: 378,100
Summary			Utilities		Sales ratios	
Total assessments		264,670	Water	Well	Cost/sale :	1.5130
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		264,670	Gas	None	Assmt/sale:	1.0591

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	.300	7,500	2,250			2,250	1,575
Residual		13,068						
2.300 acres				Total land value			127,250	89,075

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1948	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,107	248,670
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					79,375
Other Features		WB Stks			6,750
Sub-Total					339,795
Grade	C+	Factor 1.0800			366,979
CDU		C&D Factor 1.00			366,979
Depreciation		35 %			238,536
		Computed cost value @ 70%			166,975

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	448	11,868
L Living Area	OVER Frame Overhang	44	4,030
L Living Area	FRFF Frame first floor	165	18,889
L Living Area	FRUH Frame upper half	165	8,437
L Living Area	FRFF Frame first floor	90	10,303
L Living Area	UATT Unfinished attic	90	1,576
L Living Area	FRFF Frame first floor	75	8,586
L Living Area	BSMT Basement addition	75	1,382
P Porches, Patios, Decks	FEFF Frame enclosed first	150	14,304
Total additions			79,375

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	22	440	55.95		C	24,618	50	12,300
Block Detach Garage									
Value at 70%			8,610				Value at 100%		12,300

