

Property at 00138 WATERVILLE ROAD

Prop ID 4500138

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Administrative Information

Owner name: WILCOX DAVID F EST OF
Second name: C/O LYNN WILCOX
Address: 117 SONGBIRD LANE
City/state: FARMINGTON CT Zip: 06032

Location Information

Map: 015 Clerk map: 84 050
Lot: 4500138 Neigh.: Zone: RU2A Vol: 669 Page: 750

Assessments

Assmt category	Qty	Amount
Resident Land	1.84	87,500
Resident Outbldg	1.00	2,800
Resident Dwelling	1.00	91,720

Exemptions

Exempt Cat	Amount

Last sale

Sale date:
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 260,029

Summary

Total assessments	182,020
Total exemptions	
Net assessment	182,020

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

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

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	1.840	125,000	125,000		125,000	87,500
Primary Site		80,150					

1.840 acres	Total land value	125,000	87,500
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Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	05	Electric B/B	Full Baths	1
Fuel	03	Electric	Half Baths	
Attic	01	Fully Finished	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	04	Loft	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1925	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	624	128,620
Basement	Full			
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	Fully Finished	Attic size: 624		20,965
Additions				51,991
Other Features				

Sub-Total		201,576
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	201,576
Depreciation	35 %	131,024
	Computed cost value @ 70%	91,717

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	400	45,792
P Porches, Patios, Decks	DECK Wood deck	96	2,543
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656

Total additions 51,991

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	30	720	55.95		C	40,284	90	4,000
Block Detach Garage									

Value at 70% 2,800

Value at 100% 4,000

