

Property at 00150 WATERVILLE ROAD

Prop ID 4500150

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Administrative Information

Owner name: THAI BACH MAI T AND
 Second name: NGUYEN KIM PHUNG V
 Address: 150 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
 Lot: 4500150 Neigh.: Zone: RU2A Vol: 148 Page: 0827

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 20-Jul-1984
Resident Land	2.00	87,500				Sale price: 54,500
Resident Dwelling	1.00	223,780				Sale valid:
					Values	
Resident Excess	1.43	7,510			Mkt value :	
					Cost value:	455,414
Summary			Utilities		Sales ratios	
Total assessments		318,790	Water	Well	Cost/sale :	8.3562
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		318,790	Gas	None	Assmt/sale:	5.8494

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	1.430	7,500	10,725			10,725	7,508
Residual		62,291						
				3.430 acres	Total land value		135,725	95,008

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	37	B-	Whirlpools	1
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1986	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full					525	171,530
Heating	Yes	A/C	Yes				4,990
Plumbing	2 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas		12,000
Attic	None	Attic size:					
Additions							217,591
Other Features	WB Stks				Bsmt Gar		14,250
Sub-Total							420,361
Grade	B-	Factor	1.1700				491,822
CDU		C&D Factor	1.00				491,822
Depreciation				35 %			319,684
				Computed cost value @ 70%			223,779

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	618	16,371
L Living Area	FRFF Frame first floor	1,424	163,021
L Living Area	BSMT Basement addition	1,424	26,241
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
P Porches, Patios, Decks	DECK Wood deck	60	1,589
P Porches, Patios, Decks	DECK Wood deck	90	2,384
L Living Area	AIR Air conditioning	1,424	4,329
Total additions			217,591

