

Property at 00156 WATERVILLE ROAD

Prop ID 4500156

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Administrative Information

Owner name: FINANCE SHARON L AND
 Second name: PONTILLO RICHARD
 Address: 156 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 4500156 Neigh.: Zone: RU2A Vol: 577 Page: 923

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Jul-2008	
Resident Land	2.00	87,500	AAA Veteran	1,000	Sale price:	397,000
Resident Outbldg	2.00	22,820	CAB Add Vet	500	Sale valid:	
Resident Dwelling	1.00	263,200	DAC Veteran	10,000	Values	
Resident Excess	.22	1,160			Mkt value :	
					Cost value:	535,257
Summary			Utilities		Sales ratios	
Total assessments		374,680	Water Well		Cost/sale :	1.3483
Total exemptions		11,500	Sewer Septic		Mkt/sale :	
Net assessment		363,180	Gas None		Assmt/sale:	.9438

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	.220	7,500	1,650		1,650	1,155
Residual		9,583					
2.220 acres				Total land value		126,650	88,655

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	9
Interior Walls	02	Drywall	Bedrooms	4
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	
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1952	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,032	235,900
Basement	Full				
Heating	Yes	A/C Yes			6,780
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					194,415
Other Features		WB Stks			13,500
Sub-Total					459,095
Grade	B	Factor 1.2600			578,460
CDU		C&D Factor 1.00			578,460
Depreciation		35 %			375,999
		Computed cost value @ 70%			263,199

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	380	8,666
L Living Area	FRFF Frame first floor	589	67,429
L Living Area	BSMT Basement addition	589	10,854
L Living Area	FRFF Frame first floor	39	4,465
L Living Area	FRFF Frame first floor	117	13,394
L Living Area	BSMT Basement addition	117	2,156
P Porches, Patios, Decks	FEFF Frame enclosed first	320	30,516
G Garages	FR Attached frame LE 65	440	19,880
L Living Area	FRFF Frame first floor	244	27,933
P Porches, Patios, Decks	BPAT Brick/flagstone pati	400	9,122
Total additions			194,415

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	12	22	264	55.95	2013	C	14,771	50	7,400
Block Detach Garage									
RP1 Pool w/ Plastic Linr	20	34	680	74.05	2017	C	50,354	50	25,200
Value at 70%	22,820		Value at 100%				32,600		

