

Property at 00172 WATERVILLE ROAD

Prop ID 4500172

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Administrative Information

Owner name: GOTTESMANN DARREN M &
 Second name: CHRISTINE M
 Address: 172 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 4500172 Neigh.: Zone: RU2A Vol: 746 Page: 777

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 23-Sep-2020
Resident Land	2.00	87,500				Sale price: 665,000
Resident Dwelling	1.00	440,600				Sale valid:
Resident Outbldg	3.00	28,630				Values
						Mkt value :
						Cost value: 795,329
Summary			Utilities		Sales ratios	
Total assessments	556,730		Water	Well	Cost/sale :	1.1960
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	556,730		Gas	None	Assmt/sale:	.8372

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						
2.000 acres				Total land value			125,000	87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	05	Stucco		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	4
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	
Grade	43	B+	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	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1965	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	4,260	607,090
Basement	Full				
Heating	Yes	A/C Yes			17,230
Plumbing	4 F/B	2 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		22,000
Additions					14,915
Other Features	Mason Trim	WB Stks	RR		56,057
Sub-Total					717,292
Grade	B+		Factor 1.3500		968,344
CDU			C&D Factor 1.00		968,344
Depreciation			35 %		629,424
Computed cost value @ 70%					440,597

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	230	6,093
P Porches, Patios, Decks	DECK Wood deck	195	5,166
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
Total additions			14,915

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	24	528	55.95		C	29,542	50	14,800
Block Detach Garage									
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
RP5 Pool w/ Gunite	16	32	512	96.50		C	49,408	50	24,700
Value at 70%		28,630	Value at 100%		40,900				

