

Property at 00184 WATERVILLE ROAD

Prop ID 4500184

Printed 07-Feb-2024 5:23 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ARIGONI MARK R & REBECCA M
 Second name:
 Address: 184 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 4500184 Neigh.: Zone: RU2A Vol: 684 Page: 1012

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 23-Apr-2015
Resident Land	2.00	87,500				Sale price: 560,000
Resident Outbldg	4.00	29,750				Sale valid:
Resident Dwelling	1.00	404,860				Values
						Mkt value :
Resident Excess	.94	4,940				Cost value: 752,929
Summary			Utilities		Sales ratios	
Total assessments		527,050	Water	Well	Cost/sale :	1.3445
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		527,050	Gas	None	Assmt/sale:	.9412

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	.940	7,500	7,050			7,050	4,935
Residual		40,946						
2.940 acres		Total land value		132,050			92,435	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	14	Salt Box		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	02	Unfinished	Addtn'l fixtures	
Grade	53	A+	Whirlpools	
Garage	32	Detached 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	4
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		
			Actual Year Built: 1740	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	810
Basement	Full		227,190
Heating	Yes	A/C Yes	6,550
Plumbing	2 F/B	1 H/B	Add'l fix. Wh/p Saunas
Attic	Unfinished	Attic size: 810	11,965
Additions			266,565
Other Features	WB Stks		18,500
Sub-Total			539,270
Grade	A+	Factor 1.6500	889,796
CDU		C&D Factor 1.00	889,796
Depreciation		35 %	578,367
		Computed cost value @ 70%	404,857

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	770	17,559
L Living Area	FRFF Frame first floor	150	17,172
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	BSMT Basement addition	360	6,634
L Living Area	FATT Full finished attic	360	13,002
L Living Area	FRFF Frame first floor	428	48,998
L Living Area	BSMT Basement addition	428	7,887
L Living Area	FATT Full finished attic	428	15,459
P Porches, Patios, Decks	FEFF Frame enclosed first	88	8,392
P Porches, Patios, Decks	FOFF Frame open first flo	316	19,253
L Living Area	FRFF Frame first floor	472	54,035
L Living Area	BSMT Basement addition	472	8,698
L Living Area	UATT Unfinished attic	472	8,263
Total additions			266,565

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									
RS1 Frame	9	30	270	30.00		B	10,206	50	5,100
Utility Shed									
RS1 Frame	6	16	96	30.00		B	3,629	50	1,800
Utility Shed									
RG1 Frame or Con	22	30	660	55.95		B	46,528	50	23,300
Block Detach Garage									
Value at 70%			29,750				Value at 100%		42,500

