

Property at 00199 WATERVILLE ROAD

Prop ID 4500199

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Administrative Information

Owner name: GENGGRAS JAMES ROBERT AND
 Second name: BETSY L
 Address: 199 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 4500199 Neigh.: Zone: RU2A Vol: 513 Page: 624

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	87,500
Resident Dwelling	1.00	377,230
Resident Outbldg	4.00	88,060

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-Mar-1999
 Sale price: 355,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 825,929

Summary

Total assessments	578,150
Total exemptions	
Net assessment	578,150

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.3266
 Mkt/sale :
 Assmt/sale: 1.6286

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	4.830	7,500	36,225			36,225	25,358
Residual		210,395						

6.830 acres

Total land value

161,225

112,858

Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	04	Colonial			
Exterior Walls	04	Vinyl Siding			
Roof Material	01	Asphalt Shingles			
Roof Type	01	Gable			
Foundation	03	Field Stone			
Interior Walls	02	Drywall			
Floors	07	Hardwood/Carpet			
Heating System	01	Hot Water			
Fuel	01	Oil			
Attic	99	None			
Grade	43	B+			
Garage	23	Attached 3 car			
Area Over Gar.	99	None			
Basement	01	Full			
Bsmt Fin Qual	01	Unfinished			
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good			

Actual Year Built: 1801

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,292	321,320
Basement	Full				
Heating	Yes	A/C Yes			9,210
Plumbing	3 F/B	H/B 1 Add'l fix.	1 Wh/p	Saunas	13,000
Attic	None	Attic size:			
Additions					255,817
Other Features		WB Stks			11,750
Sub-Total					611,097
Grade	B+	Factor 1.3500			824,981
CDU		C&D Factor 1.00			824,981
Depreciation		35 %			536,238
		Computed cost value @ 70%			375,367

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	270	30,910
L Living Area	FRFF Frame first floor	942	107,841
L Living Area	FRUH Frame upper half	942	48,170
L Living Area	BSMT Basement addition	509	9,380
L Living Area	FRFF Frame first floor	30	3,434
L Living Area	FRFF Frame first floor	27	3,091
G Garages	FRL Attached frame GT 65	704	31,541
L Living Area	AIR Air conditioning	270	821
L Living Area	AIR Air conditioning	942	2,864
L Living Area	AIR Air conditioning	509	1,547
L Living Area	FRFF Frame first floor	138	15,798
L Living Area	AIR Air conditioning	138	420

Total additions 255,817

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	8	64	30.00		C	1,920	50	1,000
Utility Shed									
RP3 Pool w/	16	32	512	110.5		C	56,602	50	28,300
Reinfor Conc									
TC1 Asphalt			1	35,00		C	35,000	50	17,500
Tennis court									
C70 Cabin			1,248	126.5	1966	C	157,934	50	79,000
Value at 70%			88,060				Value at 100%		125,800

