

Property at 00200 WATERVILLE ROAD

Prop ID 4500200

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Administrative Information

Owner name: MIHALIAK CHARLES E &
 Second name: DOLORES S
 Address: 200 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 4500200 Neigh.: Zone: RU2A Vol: 535 Page: 440

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 23-Dec-2005
Resident Land	2.00	87,500			Sale price: 823,800
Resident Outbldg	7.00	119,630			Sale valid: Y
Resident Dwelling	1.00	465,420			

Values

Resident Excess	2.76	14,490			Mkt value :
					Cost value: 981,486

Summary

Total assessments	687,040	Water Well	Cost/sale : 1.1914
Total exemptions		Sewer Public sewer	Mkt/sale :
Net assessment	687,040	Gas None	Assmt/sale: .8340

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	2.760	7,500	20,700		20,700	14,490
Residual		120,226					
4.760 acres				Total land value		145,700	101,990

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	11	Oil	Family Rooms	1
Attic	02	Unfinished	Dormer linear f	
Grade	53	A+	Full Baths	4
Garage	32	Detached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Whirlpools	
Interior Cond	05	Good	Living area	3,951
Exterior Cond	05	Good	# Living Units	1
			Actual Year Built: 1745	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	279,920
Basement	Full		1,080	
Heating	Yes	A/C Yes		8,040
Plumbing	4 F/B	H/B 3 Add'l fix.	Wh/p	16,500
Attic	Unfinished	Attic size: 1,080	Saunas	14,679
Additions				287,306
Other Features	WB Stks			13,500
Sub-Total				619,945
Grade	A+	Factor 1.6500		1,022,909
CDU		C&D Factor 1.00		1,022,909
Depreciation		35 %		664,891
		Computed cost value @ 70%		465,424

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	416	47,624
L Living Area	AIR Air conditioning	416	1,265
L Living Area	FRFF Frame first floor	310	35,489
P Porches, Patios, Decks	AIR	310	35,489
L Living Area	FRFF Frame first floor	273	31,253
L Living Area	AIR Air conditioning	273	830
P Porches, Patios, Decks	FOFF Frame open first flo	54	3,290
P Porches, Patios, Decks	FOFF Frame open first flo	133	8,103
P Porches, Patios, Decks	BPAT Brick/flagstone pati	594	13,546
L Living Area	FRFF Frame first floor	594	68,002
L Living Area	AIR Air conditioning	594	1,806
L Living Area	FRUF Frame upper full	468	39,186
L Living Area	AIR Air conditioning	468	1,423

Total additions 287,306

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	20	400	55.95		C	22,380	50	11,200
Block Detach Garage									
RS1 Frame	16	8	128	30.00		C	3,840	50	1,900
Utility Shed									
RS1 Frame	16	8	128	30.00		C	3,840	50	1,900
Utility Shed									
RC2 Canopy	16	8	128	21.10		C	2,701	50	1,400
Value at 70%			11,480				Value at 100%		16,400

