

Property at 00217 WATERVILLE ROAD

Prop ID 4500217

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Administrative Information

Owner name: POTANKA SHARON L
 Second name:
 Address: 217 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 4500217 Neigh.: Zone: RU2A Vol: 709 Page: 874

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 25-May-2017
Resident Land	2.00	87,500			Sale price: 280,000
Resident Outbldg	3.00	10,080			Sale valid: 1
Resident Dwelling	1.00	183,560			

Values

Resident Excess	2.36	12,390			Mkt value :
					Cost value: 419,329

Summary

Total assessments	293,530	Water	Well	Cost/sale : 1.4976
Total exemptions		Sewer	Septic	Mkt/sale :
Net assessment	293,530	Gas	None	Assmt/sale: 1.0483

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	2.360	7,500	17,700		17,700	12,390
Residual		102,802					

4.360 acres Total land value 142,700 99,890

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 7
Interior Walls	02	Drywall	Garage cars 2
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f 34
Grade	40	B	Full Baths 1
Garage	32	Detached 2 car	Masonry trim sf
Area Over Gar.	99	None	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures
Air Condition	99	None	Rec Room Size 432
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	Living area 2,116
			# Living Units 1
			M/F stacks
			W/B stacks 2
			W/B openings 3
			Actual Year Built: 1961

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 864	207,290
Basement	Full			
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas 3,500
Additions				83,883
Other Features		WB Stks	RR	25,513
Sub-Total				320,186
Grade	B	Factor 1.2600		403,434
CDU		C&D Factor 1.00		403,434
Depreciation		35 %		262,232
		Computed cost value @ 70%		183,562

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	BSMT Basement addition	112	2,064
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	FRFF Frame first floor	352	40,297
P Porches, Patios, Decks	FOFF Frame open first flo	176	10,723

Total additions 83,883

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	22	484	55.95		D	21,122	50	10,600
Block Detach Garage									
RS1 Frame	6	22	132	30.00		C	3,960	50	2,000
Utility Shed									
RS1 Frame	8	15	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%			10,080				Value at 100%		14,400

