Town of Avon Residential Property Card

Property at 00219 WATERVILLE ROAD | Prop ID 4500219 | Printed 15-Jul-2025 8:46 AM | Design and Layout (C) Right/Angles

Administrative Information

Owner name: SIDDIQUI NADEEM H AND
Second name: JAMANA
Address: 219 WATERVILLE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
Lot: 4500219 Neigh.: Zone: RU2A Vol: 337 Page: 435

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	87,500
Resident Dwellng	1.00	181,940

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Sep-1997
Sale price: 185,000
Sale valid: Y

Values

Mkt value :
Cost value: 384,914

Summary

Total assessments	269,440
Total exemptions	
Net assessment	269,440

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.0806
Mkt/sale :
Assmt/sale: 1.4564

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
Style	01	Ranch
Exterior Walls	01	Clapboards
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	01	Hardwood
Heating System	01	Hot Water
Fuel	01	Oil
Attic	99	None
Grade	37	B-
Garage	12	Basement 2 car
Area Over Gar.	01	Fully Finished
Basement	01	Full
Bsmt Fin Qual	03	Rec Room W/ Air
Air Condition	01	Central Air
Interior Cond	04	Average
Exterior Cond	04	Average

Condominium

Story Height 1.0

Total Rooms	6	Garage cars	2
Bedrooms	3	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	2	Masonry trim sf	464
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures		Rec Room Size	700
Whirlpools		Living area	1,784
Saunas		# Living Units	
M/F stacks			
W/B stacks	1		
W/B openings	2		

Actual Year Built: 1958

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,604	257,580
Basement	Full			
Heating	Yes	A/C Yes		7,370
Plumbing	2 F/B	1 H/B Add'l fix. Wh/p Saunas		8,500
Attic	None	Attic size:		
Additions				28,660
Other Features	Mason Trim WB Stks	RR Bsmt Gar		39,653
Sub-Total				341,763
Grade	B-	Factor 1.1700		399,863
CDU		C&D Factor 1.00		399,863
Depreciation		35 %		259,911
		Computed cost value @ 70%		181,938

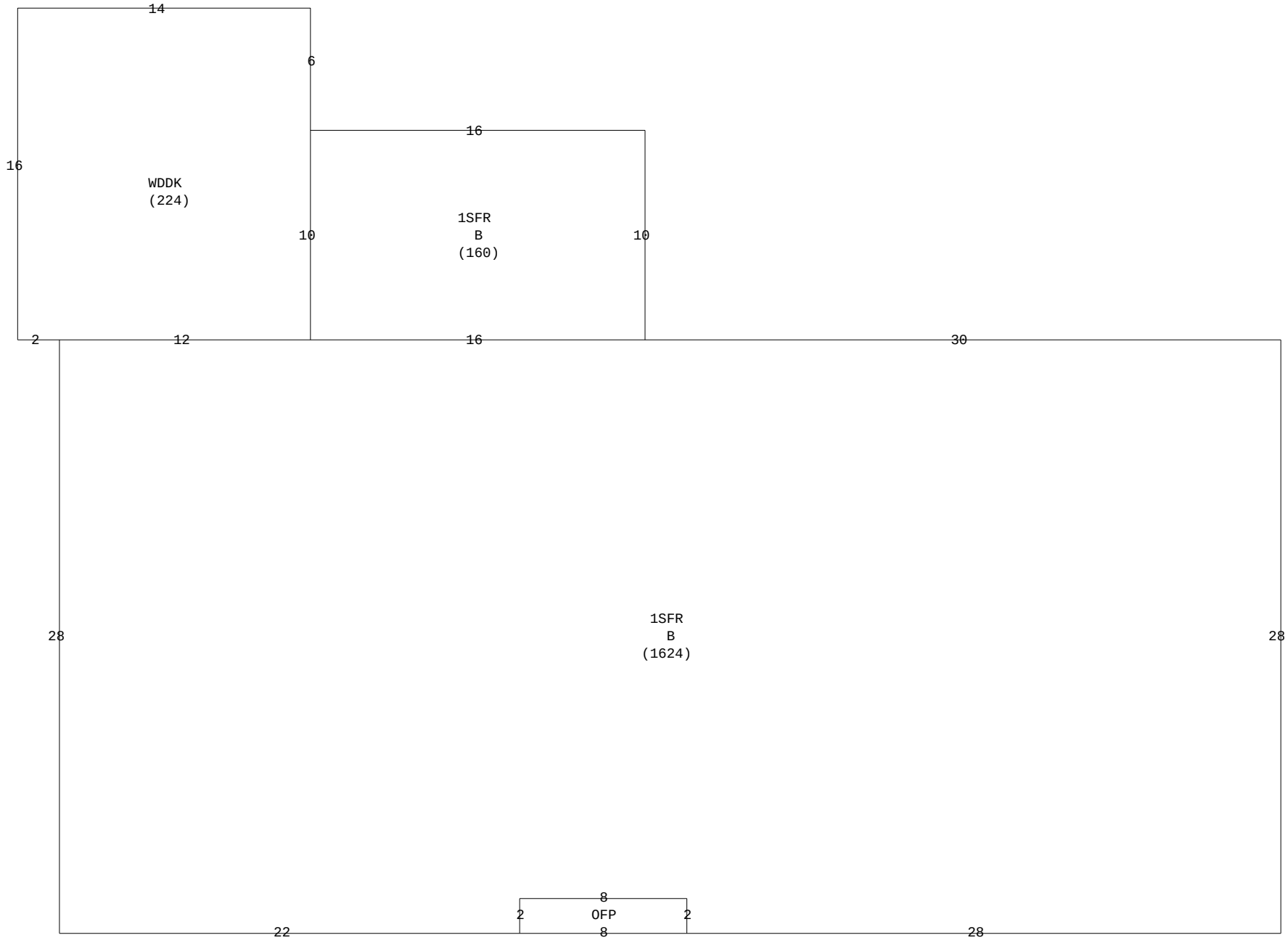
Building additions

Category		Type		Area	Value
L	Living Area	BSMT	Basement addition	160	2,948
L	Living Area	FRFF	Frame first floor	160	18,317
L	Living Area	AIR	Air conditioning	160	486
P	Porches, Patios, Decks	DECK	Wood deck	224	5,934
P	Porches, Patios, Decks	FOFF	Frame open first flo	16	975
			Total additions		28,660

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	5	12	60	30.00		C			
Utility Shed									
RP3 Pool w/	20	40	800	110.5		C			
Reinfor Conc									
Value at 70%						Value at 100%			

Property at 00219 WATERVILLE ROAD Prop ID 4500219 Card 01 Scale: 1" = 6.64 feet



2024GL Pool & Shed poor cond. No Value