

Property at 00220 WATERVILLE ROAD

Prop ID 4500220

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Administrative Information

Owner name: SCALISE ROBERT J AND
 Second name: LISA J
 Address: 220 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 4500220 Neigh.: Zone: RU2A Vol: 291 Page: 112

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Feb-1994
Resident Land	2.00	87,500				Sale price: 195,000
Resident Dwelling	1.00	273,460				Sale valid: Y
Resident Outbldg	3.00	20,440				Values
Resident Excess	.11	580				Mkt value :
						Cost value: 545,686
Summary			Utilities		Sales ratios	
Total assessments		381,980	Water	Well		Cost/sale : 2.7984
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		381,980	Gas	None		Assmt/sale: 1.9589

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	.110	7,500	825			825	578
Residual		4,792						
2.110 acres				Total land value			125,825	88,078

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	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	4
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	1
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	02	Partial < half	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air	# Living Units 1	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1955	

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	1,242	271,660
Basement	Partial < half			-2,770
Heating	Yes	A/C Yes		7,790
Plumbing	4 F/B	H/B 1 Add'l fix.	1 Wh/p	18,000
Attic	None	Attic size:		
Additions				255,053
Other Features		WB Stks		6,750
Sub-Total				556,483
Grade	C+	Factor 1.0800		601,002
CDU		C&D Factor 1.00		601,002
Depreciation		35 %		390,651
		Computed cost value @ 70%		273,456

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	168	10,236
G Garages	FRL Attached frame GT 65	672	30,107
G Garages	FSF Full-story fin o/gar	504	33,760
L Living Area	AIR Air conditioning	504	1,532
L Living Area	FRFF Frame first floor	842	96,393
L Living Area	FRUF Frame upper full	842	70,501
L Living Area	AIR Air conditioning	842	2,560
L Living Area	AIR Air conditioning	842	2,560
L Living Area	FRFF Frame first floor	63	7,212
L Living Area	AIR Air conditioning	63	192
Total additions			255,053

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	18	27	486	37.75	2001	C	18,347	50	9,200
RS1 Frame	8	8	64	30.00		C	1,920	50	1,000
Utility Shed									
RP1 Pool w/ Plastic Linr	16	32	512	74.05		C	37,914	50	19,000
Value at 70%	20,440		Value at 100%				29,200		

