

Property at 00233 WATERVILLE ROAD

Prop ID 4500233

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Administrative Information

Owner name: DUNCAN BEVERLY W
Second name:
Address: 233 WATERVILLE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
Lot: 4500233 Neigh.: Zone: RU2A Vol: 324 Page: 1036

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Aug-1984
Resident Land	2.00	87,500				Sale price:
Resident Outbldg	3.00	34,160				Sale valid:
Resident Dwelling	1.00	131,520				Values
Resident Excess	1.21	6,350				Mkt value :
						Cost value: 370,757
Summary			Utilities		Sales ratios	
Total assessments		259,530	Water	Well		Cost/sale :
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		259,530	Gas	None		Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	125,000	250,000			250,000	175,000
Primary Site		87,120						
RES	12	1.210	7,500	9,075			9,075	6,353
Residual		52,708						
3.210 acres				Total land value			134,075	93,853

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1946	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,164	199,680
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					63,315
Other Features		WB Stks	RR		21,064
Sub-Total					289,059
Grade	C	Factor 1.0000			289,059
CDU		C&D Factor 1.00			289,059
Depreciation		35 %			187,888
		Computed cost value @ 70%			131,522

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	196	11,941
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	FRFF Frame first floor	125	14,310
P Porches, Patios, Decks	DECK Wood deck	76	2,013
P Porches, Patios, Decks	DECK Wood deck	286	7,576
Total additions			63,315

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	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
RP3 Pool w/	18	36	648	110.5		C	71,636	50	35,800
Reinfor Conc									
Value at 70%			34,160				Value at 100%		48,800

