

Property at 00243 WATERVILLE ROAD

Prop ID 4500243

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Administrative Information

Owner name: BURNHAM CAROL B TRUSTEE
 Second name:
 Address: 243 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 4500243 Neigh.: Zone: RU2A Vol: 642 Page: 116

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Dec-1971
Resident Land	2.00	87,500	AFA	Veteran	3,500	Sale price:
Resident Outbldg	2.00	26,950	CFB	Add Vet	1,750	Sale valid:
Resident Dwelling	1.00	258,400	DAC	Veteran	10,000	Values

Resident	Dwelling	1.00	258,400	DAC	Veteran	10,000	Values
Resident	Excess	.42	2,210				Mkt value :
						Cost value:	535,800

Summary

Total assessments	375,060	Water	Well	Sales ratios
Total exemptions	15,250	Sewer	Septic	Cost/sale :
Net assessment	359,810	Gas	None	Mkt/sale :
				Assmt/sale:

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	.420	7,500	3,150			3,150	2,205
Residual		18,295						

2.420 acres Total land value 128,150 89,705

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 6 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 3 Masonry trim sf
Fuel	07	Propane Gas	Half Baths 1 Finish bsmt sz 1,600
Attic	99	None	Addn'l fixtures Rec Room Size
Grade	40	B	Whirlpools Living area 2,284
Garage	12	Basement 2 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	05	Living Area W/ A	W/B openings 2
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1974

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	2,284	347,060
Basement	Full				
Heating	Yes	A/C Yes			9,890
Plumbing	3 F/B	1 H/B Add'l fix.	Wh/p	Saunas	13,500
Attic	None	Attic size:			
Additions					16,927
Other Features	WB Stks		Bsmt Gar		63,340
Sub-Total					450,717
Grade	B	Factor 1.2600			567,903
CDU		C&D Factor 1.00			567,903
Depreciation		35 %			369,137
Computed cost value @ 70%					258,396

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	112	2,967
P Porches, Patios, Decks	DECK Wood deck	98	2,596
P Porches, Patios, Decks	DECK Wood deck	360	9,536
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828

Total additions 16,927

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	14	12	168	30.00		C	5,040	50	2,500
Utility Shed									
RG1 Frame or Con	30	34	1,020	55.95	2017	B	71,907	50	36,000
Block Detach Garage									

Value at 70% 26,950

Value at 100% 38,500

