

Property at 00244 WATERVILLE ROAD

Prop ID 4500244

Printed 07-Feb-2024 5:26 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BENNETT TRACY F AND
 Second name: RAYMOND M
 Address: 244 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 4500244 Neigh.: Zone: RU2A Vol: 576 Page: 949

Assessments

Assmt category	Qty	Amount
Resident Land	.95	87,500
Resident Dwelling	1.00	153,770
Resident Outbldg	2.00	13,580

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Oct-1997
 Sale price: 125,750
 Sale valid:

Values

Mkt value :
 Cost value: 364,071

Summary

Total assessments	254,850
Total exemptions	
Net assessment	254,850

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.8952
 Mkt/sale :
 Assmt/sale: 2.0266

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.950	125,000	125,000			125,000	87,500
Primary Site		41,382						

.950 acres Total land value 125,000 87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
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	30	C		
Garage	34	Detached 4 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1951

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,336	222,310
Basement	Full				
Heating	Yes	A/C No			
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	Saunas	10,000
Attic	None	Attic size:			
Additions					96,401
Other Features		WB Stks			9,250
Sub-Total					337,961
Grade	C	Factor 1.0000			337,961
CDU		C&D Factor 1.00			337,961
Depreciation		35 %			219,675
Computed cost value @ 70%					153,773

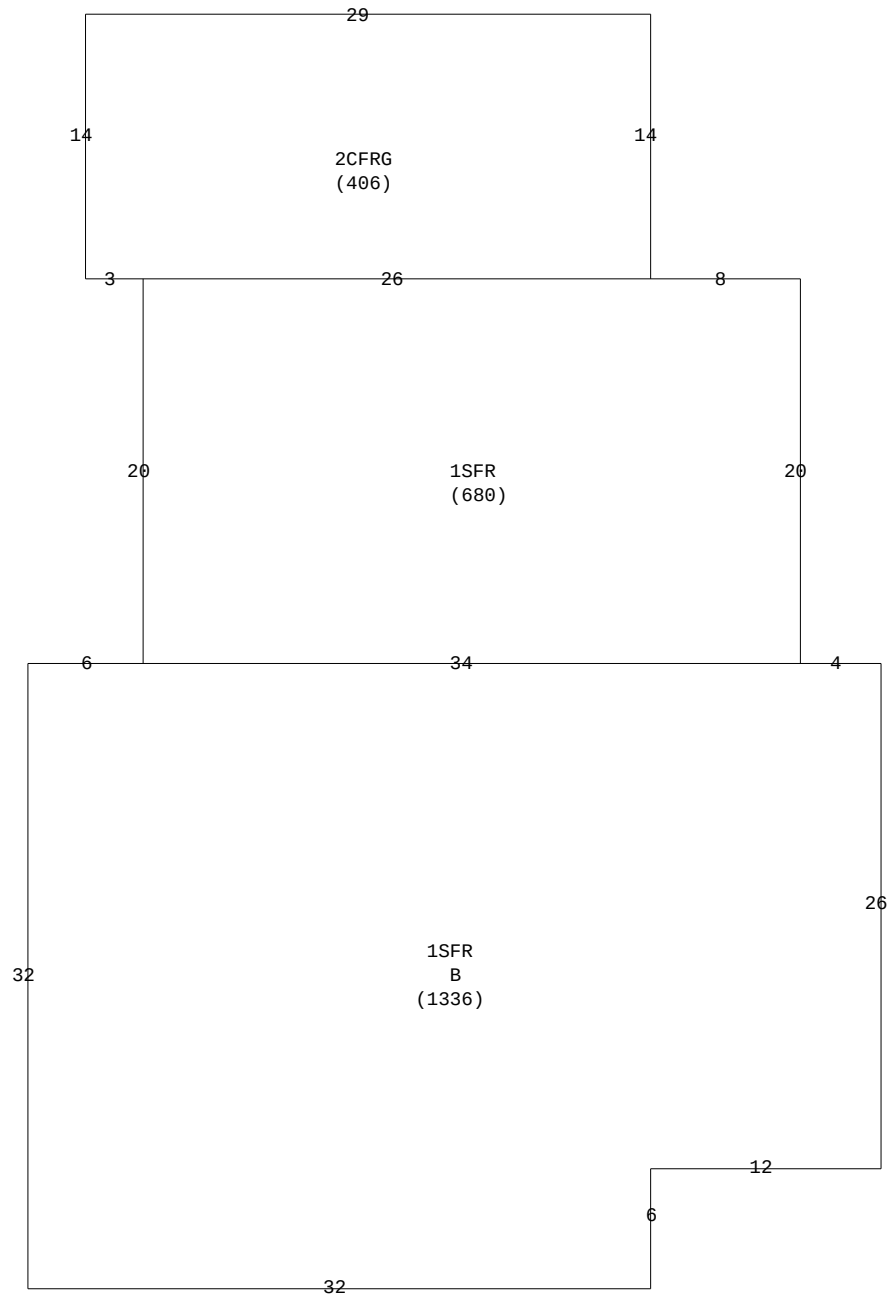
Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	406	18,554
L Living Area	FRFF Frame first floor	680	77,847

Total additions 96,401

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	28	24	672	55.95		C	37,598	50	18,800
Block Detach Garage									
RS1 Frame	5	8	40	30.00		C	1,200	50	600
Utility Shed									
Value at 70%					13,580	Value at 100%			
						19,400			



8 X 24 SHED IS CHICKEN COOP
NAME AFFIDAVIT TO CORRECT SPELLING BENNETT VOL 452 PAGE 179 1-29-03

V 576 P 949 TO CORRECT NAME SPELLING ALSO