

Property at 00247 WATERVILLE ROAD

Prop ID 4500247

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Administrative Information

Owner name: DIFAZIO AMY E TRUSTEE AND
 Second name: MACDONALD KIM TRUSTEE
 Address: 1 KORY LANE
 City/state: BRISTOL CT Zip: 06010

Location Information

Map: 021 Clerk map:
 Lot: 4500247 Neigh.: Zone: RU2A Vol: 813 Page: 1072

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Feb-1985
Resident Land	2.00	87,500				Sale price: 90,000
Resident Outbldg	2.00	1,400				Sale valid:
Resident Dwelling	1.00	129,380				Values
Resident Excess	.25	1,310				Mkt value :
						Cost value: 313,700
Summary			Utilities		Sales ratios	
Total assessments		219,590	Water	Well	Cost/sale :	3.4856
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		219,590	Gas	None	Assmt/sale:	2.4399

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	.250	7,500	1,875			1,875	1,313
Residual		10,890						
2.250 acres				Total land value			126,875	88,813

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	1,800
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	900	244,760	
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					6,781
Other Features		WB Stks			6,750
Sub-Total					263,291
Grade	C+	Factor 1.0800			284,354
CDU		C&D Factor 1.00			284,354
Depreciation		35 %			184,830
Computed cost value @ 70%					129,381

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	256	6,781
Total additions			6,781

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	8	64	30.00		C	1,920	50	1,000
Utility Shed									
RS1 Frame	8	8	64	30.00		C	1,920	50	1,000
Utility Shed									
Value at 70%		1,400					Value at 100%		2,000

