

Property at 00250 WATERVILLE ROAD

Prop ID 4500250

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Administrative Information

Owner name: MCKONE WILLIAM C AND
 Second name: ESTHER S
 Address: 250 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 4500250 Neigh.: Zone: RU2A Vol: 306 Page: 0386

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-May-1995
Resident Land	2.00	87,500	AAA	Veteran	1,000	Sale price: 145,000
Resident Outbldg	1.00	700	CAB	Add Vet	500	Sale valid:
Resident Dwelling	1.00	154,900	DAC	Veteran	10,000	

Values

Resident Excess	2.05	10,760	Mkt value :	362,657
Cost value:				362,657

Summary

Total assessments	253,860	Water	Well	Sales ratios
Total exemptions	11,500	Sewer	Septic	Cost/sale : 2.5011
Net assessment	242,360	Gas	None	Mkt/sale : Assmt/sale: 1.7508

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	2.050	7,500	15,375		15,375	10,763
Residual		89,298					
4.050 acres				Total land value		140,375	98,263

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	22	Attached 2 car	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: 1976	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	210,390
Basement	Full		724	
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				3,500
Other Features		WB Stks		119,801
				6,750
Sub-Total				340,441
Grade	C	Factor 1.0000		340,441
CDU		C&D Factor 1.00		340,441
Depreciation		35 %		221,287
Computed cost value @ 70%				154,901

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	112	2,967
L Living Area	BSMT Basement addition	30	553
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
L Living Area	OVER Frame Overhang	20	1,832
L Living Area	FRFF Frame first floor	575	65,827
L Living Area	BSMT Basement addition	575	10,596
P Porches, Patios, Decks	DECK Wood deck	100	2,649
G Garages	FRL Attached frame GT 65	757	33,915
Total additions			119,801

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									
Value at 70%			700	Value at 100%			1,000		

