

Property at 00255 WATERVILLE ROAD

Prop ID 4500255

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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: 020 Clerk map:
 Lot: 4500255 Neigh.: Zone: RU2A Vol: 813 Page: 1075

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 15-Feb-1979
Resident Land	2.00	87,500			Sale price: 136,000
Resident Outbldg	2.00	61,320			Sale valid:
Resident Dwelling	1.00	232,920			

Values

Resident Excess	8.50	11,160	Mkt value :	
			Cost value:	561,286

Summary

Total assessments	392,900	Water Well	Cost/sale :	4.1271
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	392,900	Gas None	Assmt/sale:	2.8890

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	8.500	7,500	63,750	T0 .75	15,938	11,157
Residual		370,260			Topography		
10.500 acres		Total land value		140,938		98,657	

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	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1956	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	384	143,990
Basement	Full				
Heating	Yes	A/C Yes			4,210
Plumbing	1 F/B	2 H/B	Add'l fix.	Wh/p	7,000
Attic	None		Attic size:		
Additions					225,044
Other Features		WB Stks	RR		26,031
Sub-Total					406,275
Grade	B	Factor 1.2600			511,907
CDU		C&D Factor 1.00			511,907
Depreciation		35 %			332,740
		Computed cost value @ 70%			232,918

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	297	6,773
L Living Area	BSMT Basement addition	170	3,133
L Living Area	FRFF Frame first floor	170	19,462
L Living Area	AIR Air conditioning	170	517
P Porches, Patios, Decks	FOFF Frame open first flo	180	10,967
L Living Area	BSMT Basement addition	576	10,615
L Living Area	FRFF Frame first floor	576	65,941
L Living Area	FRUH Frame upper half	576	29,454
L Living Area	AIR Air conditioning	1,008	3,064
G Garages	FR Attached frame LE 65	462	20,739
L Living Area	BSMT Basement addition	400	7,371
L Living Area	FRFF Frame first floor	400	45,792
L Living Area	AIR Air conditioning	400	1,216

Total additions 225,044

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB1 Bank barn	30	40	1,200	65.80	2017	C	78,960	50	39,500
C70 Cabin	20	38	760	126.5		C	96,178	50	48,100
Value at 70%	61,320		Value at 100%		87,600				

