

Property at 00260 WATERVILLE ROAD

Prop ID 4500260

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Administrative Information

Owner name: CHALEUNHEUANG SENGKHAM AND
Second name: KHONEVILAY
Address: 260 WATERVILLE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
Lot: 4500260 Neigh.: Zone: RU2A Vol: 680 Page: 1060

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Dec-2014
Resident Land	2.00	87,500				Sale price: 304,500
Resident Dwelling	1.00	210,580				Sale valid:
						Values
						Mkt value :
						Cost value: 425,829
Summary			Utilities		Sales ratios	
Total assessments	298,080		Water	Well	Cost/sale :	1.3985
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	298,080		Gas	None	Assmt/sale:	.9789

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						
2.000 acres				Total land value			125,000	87,500

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	9
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	496
Interior Cond	05	Good	Whirlpools	Living area 2,296
Exterior Cond	05	Good	Saunas	# Living Units
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1985	

Building Valuation Summary

		Area		
Dwelling	Frame	2 story w/bsmt	864	237,730
Basement	Full			
Heating	Yes	A/C Yes		6,850
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p 1 Saunas 12,000
Attic	None	Attic size:		
Additions				86,308
Other Features		WB Stks	RR	24,422
Sub-Total				367,310
Grade	B	Factor 1.2600		462,811
CDU		C&D Factor 1.00		462,811
Depreciation		35 %		300,827
Computed cost value @ 70%				210,579

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	240	6,358
L Living Area	OVER Frame Overhang	64	5,861
L Living Area	FRUF Frame upper full	484	40,525
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	F0FF Frame open first flo	138	8,408
L Living Area	OVER Frame Overhang	20	1,832
L Living Area	AIR Air conditioning	64	195
L Living Area	AIR Air conditioning	484	1,471
L Living Area	AIR Air conditioning	20	61
Total additions			86,308

Scale: 1" = 6.49 feet