

Property at 00266 WATERVILLE ROAD

Prop ID 4500266

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Administrative Information

Owner name: SIDDIQUI USMAN TARIQ AND
Second name: SHAHZAD HIRA
Address: 266 WATERVILLE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
Lot: 4500266 Neigh.: Zone: RU2A Vol: 720 Page: 785

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 03-Jul-2018
Resident Land	2.00	87,500				Sale price: 385,000
Resident Dwelling	1.00	327,460				Sale valid:
					Values	
					Mkt value :	
					Cost value: 592,800	
Summary			Utilities		Sales ratios	
Total assessments	414,960		Water	Well	Cost/sale :	1.5397
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	414,960		Gas	None	Assmt/sale:	1.0778

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	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	02	Fully Unfinished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1984	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,276	277,450
Basement	Full				
Heating	Yes	A/C Yes			7,950
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					208,874
Other Features		WB Stks	RR		30,335
Sub-Total					533,109
Grade	B+	Factor 1.3500			719,697
CDU		C&D Factor 1.00			719,697
Depreciation		35 %			467,803
Computed cost value @ 70%					327,462

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	244	27,933
L Living Area	AIR Air conditioning	244	742
G Garages	FR Attached frame LE 65	644	27,840
L Living Area	UATT Unfinished attic	644	11,274
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	BSMT Basement addition	360	6,634
P Porches, Patios, Decks	CPAT Concrete patio	55	469
L Living Area	FRFF Frame first floor	616	70,520
L Living Area	FATT Full finished attic	616	22,249
Total additions			208,874

