

Property at 00276 WATERVILLE ROAD

Prop ID 4500276

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Administrative Information

Owner name: GIVENS LAMBERT B
Second name:
Address: 276 WATERVILLE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
Lot: 4500276 Neigh.: Zone: RU2A Vol: 450 Page: 930

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 15-Jan-2003
Resident Land	2.00	87,500				Sale price: 385,000
Resident Dwelling	1.00	318,540				Sale valid: Y
					Values	
Resident Excess	.05	260				Mkt value : Cost value: 580,429
Summary			Utilities		Sales ratios	
Total assessments		406,300	Water	Well		Cost/sale : 1.5076
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		406,300	Gas	None		Assmt/sale: 1.0553

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	125,000	250,000			125,000	87,500
Primary Site		87,120						
RES	12	.050	7,500	375			375	263
Residual		2,178						
2.050 acres				Total land value			125,375	87,763

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	4
Attic	99	None	Half Baths	1
Grade	37	B-	Addtn'l fixtures	1
Garage	13	Basement 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	4,174
Basement	01	Full	M/F stacks	1
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good	# Living Units	
Exterior Cond	05	Good	Actual Year Built: 1984	

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	812		227,580
Basement	Full				
Heating	Yes	A/C Yes			6,570
Plumbing	4 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas 21,500
Attic	None		Attic size:		
Additions					326,461
Other Features		WB Stks M Stks	Bsmt Gar		16,250
Sub-Total					598,361
Grade	B-	Factor 1.1700			700,082
CDU		C&D Factor 1.00			700,082
Depreciation		35 %			455,053
Computed cost value @ 70%					318,537

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	600	68,689
L Living Area	BSMT Basement addition	840	15,480
L Living Area	FRFF Frame first floor	840	96,164
L Living Area	BSMT Basement addition	116	2,138
L Living Area	FRFF Frame first floor	116	13,280
L Living Area	BSMT Basement addition	288	5,307
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	FRUF Frame upper full	288	24,114
L Living Area	OVER Frame Overhang	20	1,832
P Porches, Patios, Decks	DECK Wood deck	404	10,702
L Living Area	BSMT Basement addition	336	6,192
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	FRFF Frame first floor	24	2,748
L Living Area	FRUF Frame upper full	24	2,010
P Porches, Patios, Decks	FOFF Frame open first flo	68	4,143
P Porches, Patios, Decks	DECK Wood deck	84	2,225

Total additions 326,461

