

Property at 00290 WATERVILLE ROAD

Prop ID 4500290

Printed 24-Jul-2025 8:22 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DANIELS MARY BETH
Second name:
Address: 290 WATERVILLE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
Lot: 4500290 Neigh.: Zone: RU2A Vol: 805 Page: 303

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 09-Jul-2025
Resident Land	2.00	87,500				Sale price: 935,000
Resident Outbldg	4.00	56,000				Sale valid:
Resident Dwelling	1.00	309,170				Values
						Mkt value :
Resident Excess	.69	3,610				Cost value: 651,829
Summary			Utilities		Sales ratios	
Total assessments		456,280	Water	Well	Cost/sale :	.6971
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		456,280	Gas	None	Assmt/sale:	.4880

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	.688	7,500	5,160			5,160	3,612
Residual		29,969						
2.688 acres				Total land value			130,160	91,112

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	04	Rolled	Story Height 2.0	
Roof Type	02	Hip		
Foundation	03	Field Stone	Total Rooms	11
Interior Walls	01	Plaster	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	02	Unfinished	Addtn'l fixtures	
Grade	47	A-	Whirlpools	Living area 3,255
Garage	99	None	Saunas	# Living Units
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1880	

Building Valuation Summary

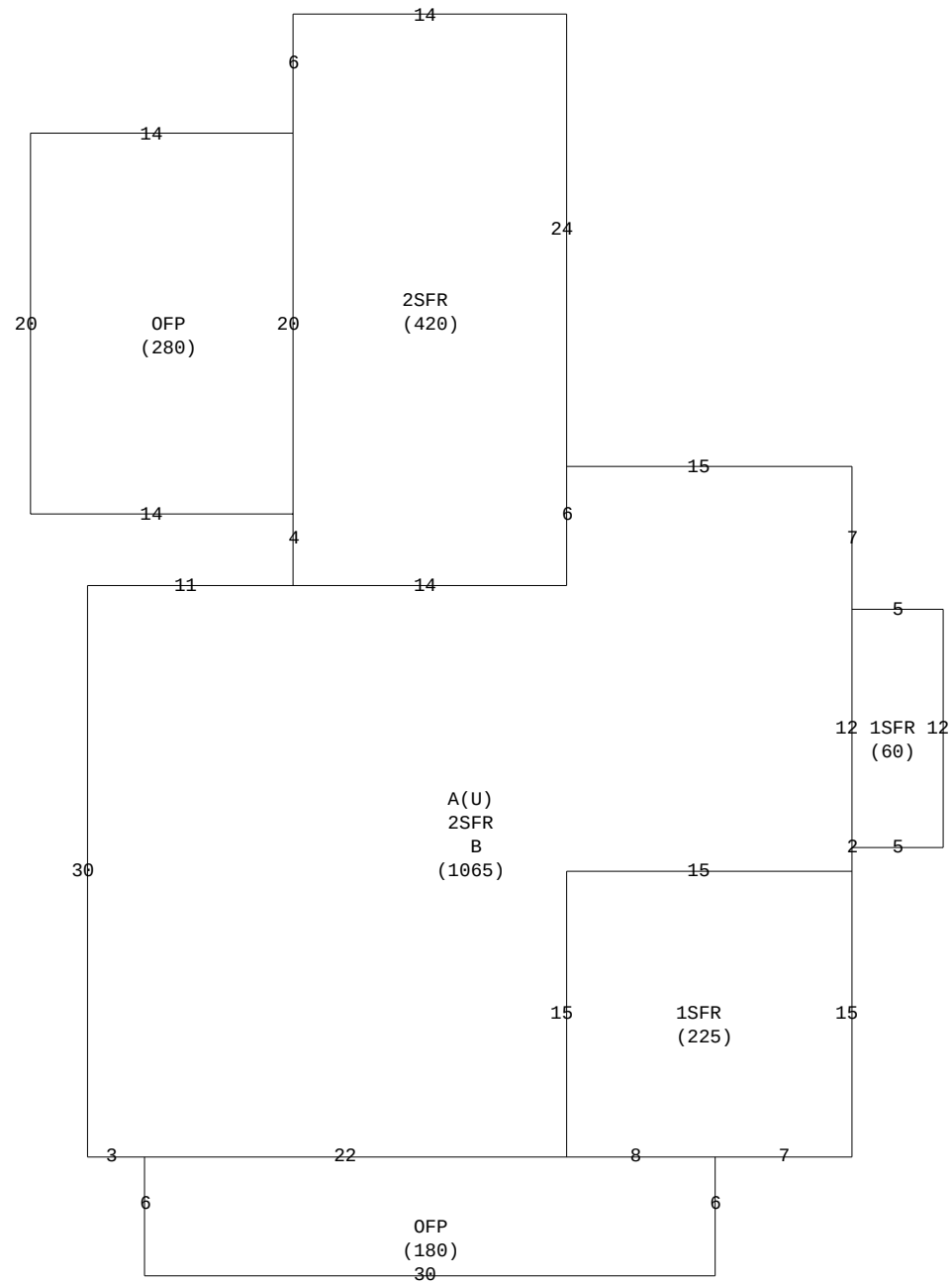
Dwelling	Frame	2 story w/bsmt	Area	1,065	276,990
Basement	Full				
Heating	Yes	A/C Yes			7,960
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	Unfinished		Attic size: 1,065		14,528
Additions					147,140
Other Features		WB Stks			13,500
Sub-Total					468,618
Grade	A-	Factor 1.4500			679,496
CDU		C&D Factor 1.00			679,496
Depreciation		35 %			441,672
Computed cost value @ 70%					309,170

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	420	48,082
L Living Area	FRUF Frame upper full	420	35,167
L Living Area	FRFF Frame first floor	60	6,869
L Living Area	FRFF Frame first floor	225	25,758
P Porches, Patios, Decks	FOFF Frame open first flo	180	10,967
P Porches, Patios, Decks	FOFF Frame open first flo	280	17,059
L Living Area	AIR Air conditioning	420	1,277
L Living Area	AIR Air conditioning	420	1,277
L Living Area	AIR Air conditioning	225	684
Total additions			147,140

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	24	240	30.00		C	7,200	75	1,800
Utility Shed									
AB1 Bank barn	48	30	1,440	65.80		C	94,752	75	23,700
AB1 Bank barn	32	40	1,280	65.80		C	84,224	75	21,100
C70 Cabin			839	126.5		B	133,781	75	33,400
Value at 70%		56,000	Value at 100%				80,000		



COOK TO BORKOSKI .28 ACRES VOL 386 PAGE 424 10-20-04