

Property at 00299 WATERVILLE ROAD

Prop ID 4500299

Printed 07-Feb-2024 5:28 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CORBETT DEVIN W & JESSICA J
 Second name:
 Address: 299 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 4500299 Neigh.: Zone: RU2A Vol: 739 Page: 333

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Apr-2020
Resident Land	2.00	87,500				Sale price: 310,000
Resident Outbldg	2.00	8,540				Sale valid:
Resident Dwelling	1.00	145,380				Values
						Mkt value :
Resident Excess	.35	1,860				Cost value: 347,543
Summary			Utilities		Sales ratios	
Total assessments		243,280	Water	Well	Cost/sale :	1.1211
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		243,280	Gas	None	Assmt/sale:	.7848

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	.354	7,500	2,655			2,655	1,859
Residual		15,420						
2.354 acres				Total land value			127,655	89,359

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	1,920
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1925	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	840
Basement	Full		203,210
Heating	Yes	A/C Yes	5,860
Plumbing	3 F/B	H/B Add'l fix. Wh/p	10,000
Attic	None	Attic size:	
Additions			93,686
Other Features	WB Stks		6,750
Sub-Total			319,506
Grade	C	Factor 1.0000	319,506
CDU		C&D Factor 1.00	319,506
Depreciation		35 %	207,679
Computed cost value @ 70%			145,375

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	672	17,801
P Porches, Patios, Decks	FOFF Frame open first flo	224	13,647
P Porches, Patios, Decks	DECK Wood deck	220	5,828
L Living Area	FRFF Frame first floor	480	54,951
L Living Area	AIR Air conditioning	480	1,459
Total additions			93,686

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	20	400	55.95		C	22,380	50	11,200
Block Detach Garage									
RS1 Frame	8	8	64	30.00		C	1,920	50	1,000
Utility Shed									
Value at 70%			8,540	Value at 100%			12,200		

