

Property at 00331 WATERVILLE ROAD

Prop ID 4500331

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

Administrative Information

Owner name: MAINS MICHAEL J AND
 Second name: DEBORAH B
 Address: 331 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 026 Clerk map: 08 056
 Lot: 4500331 Neigh.: Zone: RU2A Vol: 542 Page: 1035

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	87,500
Resident Dwelling	1.00	314,890
Resident Outbldg	3.00	13,580

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Oct-1988
 Sale price: 90,000
 Sale valid:

Values

Mkt value :
 Cost value: 594,243

Summary

Total assessments	415,970
Total exemptions	
Net assessment	415,970

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 6.6027
 Mkt/sale :
 Assmt/sale: 4.6219

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.004	125,000	125,000			125,000	87,500
Primary Site		87,294						

2.004 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		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	02	Unfinished		
Grade	43	B+		
Garage	32	Detached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Total Rooms	10	Garage cars	2
Bedrooms	4	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	3	Masonry trim sf	
Half Baths		Finish bsmt sz	
Addtn'l fixtures	1	Rec Room Size	
Whirlpools		Living area	3,543
Saunas		# Living Units	
M/F stacks			
W/B stacks	2		
W/B openings	2		

Actual Year Built: 1820

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	209,610
Basement	Full		720	
Heating	Yes	A/C No		
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	Saunas 10,500
Attic	Unfinished		Attic size: 720	11,060
Additions				267,968
Other Features		WB Stks		13,500

Sub-Total		512,638
Grade	B+	Factor 1.3500
CDU	C&D Factor 1.00	692,061
Depreciation	35 %	449,840
	Computed cost value @ 70%	314,888

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	BSMT Basement addition	112	2,064
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	BSMT Basement addition	112	2,064
L Living Area	FRUF Frame upper full	112	9,378
L Living Area	FRFF Frame first floor	425	48,654
L Living Area	BSMT Basement addition	425	7,832
L Living Area	FRFF Frame first floor	484	55,409
L Living Area	BSMT Basement addition	484	8,919
L Living Area	FRUF Frame upper half	484	24,750
P Porches, Patios, Decks	FOFF Frame open first flo	220	13,404
L Living Area	FRFF Frame first floor	20	2,290
L Living Area	FRFF Frame first floor	108	12,364
G Garages	FRL Attached frame GT 65	1,232	55,196

Total additions 267,968

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	24	480	55.95		C	26,856	50	13,400
Block Detach Garage									
RS1 Frame	20	10	200	30.00		C	6,000	50	3,000
Utility Shed									
RC2 Canopy	20	14	280	21.10		C	5,908	50	3,000

Value at 70%	13,580	Value at 100%	19,400
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