

Property at 00333 WATERVILLE ROAD

Prop ID 4500333

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Administrative Information

Owner name: ABACHERLI MICHAEL A & SUE S
 Second name:
 Address: 333 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 026 Clerk map: 08 056
 Lot: 4500333 Neigh.: Zone: RU2A Vol: 699 Page: 1299

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	87,500
Resident Dwelling	1.00	509,470
Resident Outbldg	5.00	90,510

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Jul-2016
 Sale price: 585,000
 Sale valid:

Values

Mkt value :
 Cost value: 993,643

Summary

Total assessments	695,550
Total exemptions	
Net assessment	695,550

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.6985
 Mkt/sale :
 Assmt/sale: 1.1890

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	6.150	7,500	46,125	.75		11,531	8,072
Residual 267,894								

8.150 acres

Total land value

136,531

95,572

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	08	Geothermal	Full Baths	6
Fuel	13	Electric	Half Baths	2
Attic	99	None	Addtn'l fixtures	4
Grade	40	B	Whirlpools	1
Garage	22	Attached 2 car	Saunas	2
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	4
Bsmt Fin Qual	04	Living Area w/o	W/B openings	6
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1982	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	4,124	589,190
Basement	Full			
Heating	No	A/C Yes		16,730
Plumbing	6 F/B	2 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	2 Saunas
Additions				147,234
Other Features	Mason Trim	WB Stks		94,017

Sub-Total		888,671
Grade	B	Factor 1.2600
CDU	C&D Factor 1.00	1,119,725
Depreciation	35 %	727,821
	Computed cost value @ 70%	509,475

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	480	21,441
P Porches, Patios, Decks	FOFF Frame open first flo	408	24,858
L Living Area	FRFF Frame first floor	816	93,416
L Living Area	BSMT Basement addition	408	7,519

Total additions 147,234

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	37	888	55.95		C	49,684	50	24,800
Block Detach Garage									
RP5 Pool w/ Gunite	18	36	648	110.5		C	71,636	50	35,800
RG1 Frame or Con	24	28	672	55.95		C	37,598	50	18,800
Block Detach Garage									
AB2 Flat barn			4,000	37.75		C	151,000	75	37,800
Value at 70%			82,040				Value at 100%		117,200

