

Property at 00345 WATERVILLE ROAD

Prop ID 4500345

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Administrative Information

Owner name: MITCHELL SUSAN E
 Second name:
 Address: 345 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 026 Clerk map:
 Lot: 4500345 Neigh.: Zone: RU2A Vol: 770 Page: 1150

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 29-Aug-2016
Resident Land	2.00	87,500			Sale price: 1,000,000
Resident Dwelling	1.00	626,310			Sale valid:
Resident Outbldg	5.00	108,990			

Values

Use Assmt Farm	18.00	18,900			Mkt value :
					Cost value: 1,202,429

Summary

Total assessments	841,700	Water Well	Cost/sale : 1.2024
Total exemptions		Sewer Septic	Mkt/sale :
Net assessment	841,700	Gas None	Assmt/sale: .8417

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					
FARM	61	18.000	1,500	27,000		27,000	18,900
Farm		784,080					
20.000 acres		Total land value		152,000		106,400	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	06	Brick		
Roof Material	02	Slate	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	4
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	2
Grade	60	AA	Whirlpools	1
Garage	98	Other	Saunas	
Area Over Gar.	99	None	M/F stacks	1
Basement	03	Partial > half	W/B stacks	4
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	6
Air Condition	01	Central Air	# Living Units 1	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1936	

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area 1,094	296,450
Basement	Partial > half			-2,260
Heating	Yes	A/C Yes		8,120
Plumbing	4 F/B	2 H/B	2 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				368,721
Other Features		WB Stks M Stks RR		47,531
Sub-Total				744,062
Grade	AA	Factor 1.8500		1,376,515
CDU		C&D Factor 1.00		1,376,515
Depreciation		35 %		894,735
		Computed cost value @ 70%		626,315

Building additions

Category	Type	Area	Value
L Living Area	MAFF Masonry first floor	225	26,701
L Living Area	MAFF Masonry first floor	720	85,445
L Living Area	FRUF Frame upper full	720	60,286
P Porches, Patios, Decks	BPAT Brick/flagstone pati	684	15,598
P Porches, Patios, Decks	DECK Wood deck	304	8,053
L Living Area	MAFF Masonry first floor	90	10,681
L Living Area	MAFF Masonry first floor	200	23,735
L Living Area	MAUF Masonry upper full	200	17,886
L Living Area	OVER Frame Overhang	72	6,594
L Living Area	MAFF Masonry first floor	600	71,204
L Living Area	BSMT Basement addition	600	11,057
L Living Area	FATT Full finished attic	600	21,671
L Living Area	AIR Air conditioning	3,227	9,810

Total additions 368,721

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG2 Brick/Stone	20	42	840	73.15		B	77,422	50	38,700
Detached Garage									
RS1 Frame	12	24	288	30.00		C	8,640	50	4,300
Utility Shed									
RP5 Pool w/ Gunite			1,020	110.5	1987	C	112,761	50	56,400
RG1 Frame or Con	22	30	660	55.95		C	36,927	50	18,500
Block Detach Garage									
Value at 70%			82,530				Value at 100%		117,900

