

Property at 00352 WATERVILLE ROAD

Prop ID 4500352

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## Administrative Information

Owner name: AMAN SIMON S AND  
 Second name: RANASINGHE CHATU  
 Address: 352 WATERVILLE ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 027 Clerk map:  
 Lot: 4500352 Neigh.: Zone: RU2A Vol: 706 Page: 1203

| Assessments       |         |         | Exemptions |        | Last sale    |                        |
|-------------------|---------|---------|------------|--------|--------------|------------------------|
| Assmt category    | Qty     | Amount  | Exempt     | Cat    | Amount       | Sale date: 15-Feb-2017 |
| Resident Land     | 1.83    | 65,630  |            |        |              | Sale price: 435,000    |
| Resident Dwelling | 1.00    | 246,100 |            |        |              | Sale valid:            |
|                   |         |         |            |        |              | Values                 |
|                   |         |         |            |        |              | Mkt value :            |
|                   |         |         |            |        |              | Cost value: 445,329    |
| Summary           |         |         | Utilities  |        | Sales ratios |                        |
| Total assessments | 311,730 |         | Water      | Well   | Cost/sale :  | 1.0237                 |
| Total exemptions  |         |         | Sewer      | Septic | Mkt/sale :   |                        |
| Net assessment    | 311,730 |         | Gas        | None   | Assmt/sale:  | .7166                  |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total            | Infl | Fact   | Value  | 70% Value |
|--------------|-----|------------|---------|------------------|------|--------|--------|-----------|
| PRIM         | 11  | 1.830      | 125,000 | 125,000          |      | .25    | 93,750 | 65,625    |
| Primary Site |     | 79,715     |         |                  |      |        |        |           |
| 1.830 acres  |     |            |         | Total land value |      | 93,750 | 65,625 |           |

## Building Valuation Summary

|                           |            |                 |                   |      |        | Area  |         |
|---------------------------|------------|-----------------|-------------------|------|--------|-------|---------|
| Dwelling                  | Frame      | 2 story w/bsmt  |                   |      |        | 1,120 | 287,730 |
| Basement                  | Full       |                 |                   |      |        |       |         |
| Heating                   | Yes        | A/C             | Yes               |      |        |       | 8,260   |
| Plumbing                  | 2 F/B      | 1 H/B           | 2 Add'l fix.      | Wh/p | Saunas |       | 9,500   |
| Attic                     | Unfinished |                 | Attic size: 1,120 |      |        |       | 15,081  |
| Additions                 |            |                 |                   |      |        |       | 129,551 |
| Other Features            | Mason Trim | WB Stks         |                   |      |        |       | 12,170  |
| Sub-Total                 |            |                 |                   |      |        |       | 462,292 |
| Grade                     | B-         | Factor 1.1700   |                   |      |        |       | 540,882 |
| CDU                       |            | C&D Factor 1.00 |                   |      |        |       | 540,882 |
| Depreciation              |            | 35 %            |                   |      |        |       | 351,573 |
| Computed cost value @ 70% |            |                 |                   |      |        |       | 246,101 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | OVER Frame Overhang       | 40   | 3,663  |
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| L Living Area            | FRFF Frame first floor    | 280  | 32,055 |
| L Living Area            | BSMT Basement addition    | 280  | 5,160  |
| L Living Area            | AIR Air conditioning      | 280  | 851    |
| P Porches, Patios, Decks | FOFF Frame open first flo | 56   | 3,412  |
| G Garages                | FRL Attached frame GT 65  | 816  | 36,558 |
| G Garages                | FSF Full-story fin o/gar  | 510  | 34,162 |
| L Living Area            | AIR Air conditioning      | 510  | 1,550  |
| P Porches, Patios, Decks | DECK Wood deck            | 320  | 8,477  |

Total additions 129,551

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 04   | Colonial         |                         |   |
| Exterior Walls | 01   | Clapboards       |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 8 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 3 |
| Floors         | 01   | Hardwood         | Family Rooms            | 1 |
| Heating System | 02   | Forced Hot Air   | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              | 1 |
| Attic          | 02   | Unfinished       | Addtn'l fixtures        | 2 |
| Grade          | 37   | B-               | Whirlpools              |   |
| Garage         | 23   | Attached 3 car   | Saunas                  |   |
| Area Over Gar. | 02   | Fully Unfinished | 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  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1986 |   |

