

Property at 00376 WATERVILLE ROAD

Prop ID 4500376

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Administrative Information

Owner name: HEWITT ELIZABETH H & EDWIN W
 Second name: TRUSTEES
 Address: 376 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map:
 Lot: 4500376 Neigh.: Zone: RU2A Vol: 754 Page: 1191

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	87,500
Resident Outbldg	3.00	8,470
Resident Dwelling	1.00	196,800

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Aug-1975
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 425,100

Summary

Total assessments	297,570
Total exemptions	
Net assessment	297,570

Utilities

Water	Well

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

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	.915	7,500	6,863			6,863	4,804
Residual		39,857						

2.915 acres

Total land value

131,863

92,304

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
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	06	Heat Pump	Full Baths	3
Fuel	03	Electric	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	43	B+	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	05	Living Area W/ A	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1976	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	233,890
Basement	Full		1,424	
Heating	Yes	A/C Yes		6,700
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				23,300
Other Features		WB Stks		42,999

Sub-Total		320,389
Grade	B+	Factor 1.3500
CDU	C&D Factor 1.00	432,525
Depreciation	35 %	281,141
	Computed cost value @ 70%	196,799

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	30	795
L Living Area	OVER Frame Overhang	44	4,030
P Porches, Patios, Decks	FEFF Frame enclosed first	140	13,351
L Living Area	OVER Frame Overhang	32	2,931
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193

Total additions 23,300

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	4	22	88	30.00		C	2,640	50	1,300
Utility Shed									
RC1 Carport	8	32	256	21.10		C	5,402	50	2,700
RC1 Carport	35	22	770	21.10		C	16,247	50	8,100
Value at 70%		8,470					Value at 100%		12,100

