

Property at 00381 WATERVILLE ROAD

Prop ID 4500381

Printed 07-Feb-2024 5:30 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: VAN VALKENBURG MARY KATE
 Second name:
 Address: 381 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 026 Clerk map:
 Lot: 4500381 Neigh.: Zone: Vol: 715 Page: 1050

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Dec-2017
Resident Land	2.00	78,750				Sale price: 67,500
Resident Dwelling	1.00	253,880				Sale valid: 23
					Values	
Resident Excess	.60	3,150				Mkt value : Cost value: 479,686
Summary			Utilities		Sales ratios	
Total assessments		335,780	Water	Well		Cost/sale : 7.1065
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		335,780	Gas	None		Assmt/sale: 4.9745

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	125,000	125,000		.10	112,500	78,750
Primary Site		87,120						
RES	12	.600	7,500	4,500			4,500	3,150
Residual		26,136						
2.600 acres				Total land value			117,000	81,900

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,032	270,540
Basement	Full				
Heating	Yes	A/C Yes			7,780
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas 9,500
Attic	None		Attic size:		
Additions					53,609
Other Features		M Stks			3,000
Sub-Total					344,429
Grade	B-	Factor 1.1700			402,982
CDU		C&D Factor 1.00			402,982
Depreciation		10 %			362,684
Computed cost value @ 70%					253,879

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	552	24,250
G Garages	FSF Full-story fin o/gar	322	21,569
L Living Area	AIR Air conditioning	322	979
L Living Area	BSMT Basement addition	10	184
L Living Area	FRFF Frame first floor	10	1,145
P Porches, Patios, Decks	UTIL Utility building	25	714
P Porches, Patios, Decks	DECK Wood deck	180	4,768
Total additions			53,609

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Full Baths	2
Grade	37	B-	Half Baths	1
Garage	22	Attached 2 car	Addtn'l fixtures	2
Area Over Gar.	01	Fully Finished	Whirlpools	
Basement	01	Full	Saunas	
Bsmt Fin Qual	01	Unfinished	Living area	2,396
Air Condition	01	Central Air	# Living Units	1
Interior Cond	05	Good	M/F stacks	1
Exterior Cond	05	Good	W/B stacks	
			W/B openings	
Actual Year Built: 2018				

