

Property at 00383 WATERVILLE ROAD

Prop ID 4500383

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Administrative Information

Owner name: BEIZER LINDA B AND
Second name: DAVID B
Address: 383 WATERVILLE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 026 Clerk map:
Lot: 4500383 Neigh.: Zone: RU2A Vol: 479 Page: 161

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	87,500
Resident Dwelling	1.00	394,520

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Sep-2003
Sale price: 300,000
Sale valid: Y

Values

Resident Excess	1.71	8,980

Mkt value :
Cost value: 701,429

Summary

Total assessments	491,000
Total exemptions	
Net assessment	491,000

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.3381
Mkt/sale :
Assmt/sale: 1.6367

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	1.710	7,500	12,825			12,825	8,978
Residual		74,488						

3.710 acres Total land value 137,825 96,478

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 2,304	349,690
Basement	Full with walk			
Heating	Yes	A/C Yes		9,970
Plumbing	3 F/B 1 H/B 2 Add'l fix.	1 Wh/p Saunas		17,000
Attic	Fully finished w/WH	Attic size: 972		33,453
Additions				64,340
Other Features	WB Stks	RR		10,359

Sub-Total			484,812
Grade A	Factor 1.5500		751,459
CDU	C&D Factor 1.00		751,459
Depreciation	25 %		563,594
	Computed cost value @ 70%		394,516

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	864	38,709
L Living Area	UATT Unfinished attic	624	10,924
P Porches, Patios, Decks	FOFF Frame open first flo	144	8,773
P Porches, Patios, Decks	DECK Wood deck	224	5,934

Total additions 64,340

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	20	Modern Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	07	Hydro Air	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	04	Fully finished w	Half Baths	1
Grade	50	A	Addtn'l fixtures	2
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	07	Attic	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2004	

