

Property at 00384 WATERVILLE ROAD

Prop ID 4500384

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Administrative Information

Owner name: FAUBERT DAVID AND
 Second name: MAYNARD KIMBERLY
 Address: 384 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map:
 Lot: 4500384 Neigh.: Zone: RU2A Vol: 730 Page: 095

Assessments

Assmt category	Qty	Amount
Resident Land	.42	87,500
Resident Dwelling	1.00	142,610
Resident Outbldg	1.00	4,200

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-Jul-2019
 Sale price: 230,000
 Sale valid:

Values

Mkt value :
 Cost value: 334,729

Summary

Total assessments	234,310
Total exemptions	
Net assessment	234,310

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.4553
 Mkt/sale :
 Assmt/sale: 1.0187

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.420	125,000	125,000			125,000	87,500
Primary Site		18,295						

.420 acres	Total land value	125,000	87,500
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Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	30	C		
Garage	32	Detached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	02	Rec Room w/o air		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		
			Actual Year Built: 1955	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	884	210,700
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					73,372
Other Features	WB Stks	RR			24,367
Sub-Total					313,439
Grade	C	Factor 1.0000			313,439
CDU		C&D Factor 1.00			313,439
Depreciation		35 %			203,735
Computed cost value @ 70%					142,615

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	272	31,139
L Living Area	BSMT Basement addition	272	5,012
L Living Area	FRFF Frame first floor	190	21,751
P Porches, Patios, Decks	DECK Wood deck	584	15,470

Total additions 73,372

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	12	18	216	55.95		C	12,085	50	6,000
Block Detach Garage									
Value at 70%									
			4,200	Value at 100%			6,000		

