

Property at 00385 WATERVILLE ROAD

Prop ID 4500385

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Administrative Information

Owner name: SLATER RACHEL M AND
 Second name: KASSAN THOMAS O
 Address: 385 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 026 Clerk map:
 Lot: 4500385 Neigh.: Zone: RU2A Vol: 730 Page: 418

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	87,500
Resident Dwelling	1.00	264,700
Resident Outbldg	2.00	15,470

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Jul-2019
 Sale price: 425,000
 Sale valid:

Values

Mkt value :
 Cost value: 540,100

Summary

Total assessments	378,070
Total exemptions	
Net assessment	378,070

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2708
 Mkt/sale :
 Assmt/sale: .8896

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	1.980	7,500	14,850			14,850	10,395
Residual		86,249						

3.980 acres

Total land value

139,850

97,895

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	43	B+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	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: 1969	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,376	227,570
Basement	Full				
Heating	Yes	A/C Yes			6,520
Plumbing	3 F/B	1 H/B	Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		16,000
Additions					170,844
Other Features	Mason Trim	WB Stks			10,002

Sub-Total					430,936
Grade	B+	Factor 1.3500			581,764
CDU		C&D Factor 1.00			581,764
Depreciation		35 %			378,147
		Computed cost value @ 70%			264,703

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	304	34,802
L Living Area	FRFF Frame first floor	896	102,575
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	OVER Frame Overhang	18	1,649
G Garages	FR Attached frame LE 65	600	26,123
L Living Area	AIR Air conditioning	1,232	3,745

Total additions 170,844

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	7	8	56	30.00		C	1,680	50	800
Utility Shed									
RP1 Pool w/ Plastic Linr	16	36	576	74.05		C	42,653	50	21,300

Value at 70% 15,470

Value at 100% 22,100

