

Property at 00387 WATERVILLE ROAD

Prop ID 4500387

Printed 30-Dec-2025 10:41 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KUKK ANDRES N & MIRJE V TRSTEES
 Second name:
 Address: 387 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 026 Clerk map:
 Lot: 4500387 Neigh.: Zone: RU2A Vol: 749 Page: 1062

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 05-Jan-1976
Resident Land	2.00	87,500	AAA Veteran	1,000	Sale price:
Resident Dwelling	1.00	295,120	CAB Add Vet	500	Sale valid:
			DAC Veteran	10,000	Values
Resident Excess	.24	1,270			Mkt value :
					Cost value: 548,414

Summary

Total assessments	383,890	Utilities	Sales ratios
Total exemptions	11,500	Water Well	Cost/sale :
Net assessment	372,390	Sewer Septic	Mkt/sale :
		Gas None	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	.242	7,500	1,815		1,815	1,271
Residual		10,542					
2.242 acres				Total land value		126,815	88,771

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	None		1,025	269,180
Heating	Yes	A/C Yes		-5,140
Plumbing	3 F/B	1 H/B Add'l fix.	Wh/p	7,740
Attic	None	Attic size:	Saunas	13,500
Additions				212,444
Other Features	Mason Trim WB Stks		Bsmt Gar	17,044
Sub-Total				514,768
Grade	B	Factor 1.2600		648,608
CDU		C&D Factor 1.00		648,608
Depreciation		35 %		421,595
Computed cost value @ 70%				295,117

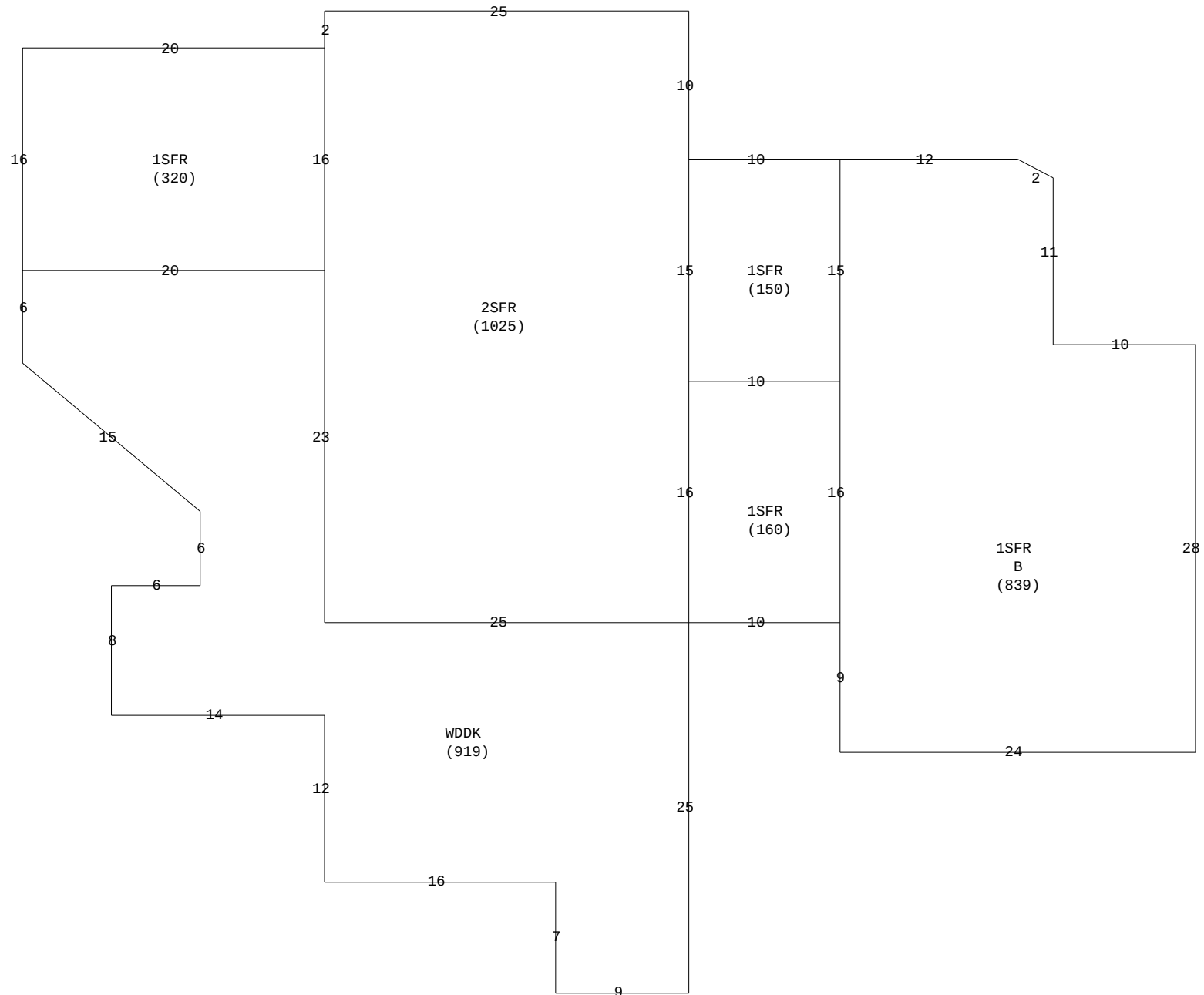
Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	150	17,172
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	FRFF Frame first floor	839	96,050
L Living Area	BSMT Basement addition	839	15,461
P Porches, Patios, Decks	DECK Wood deck	919	24,344
L Living Area	AIR Air conditioning	839	2,551
L Living Area	AIR Air conditioning	320	973
L Living Area	AIR Air conditioning	150	456
L Living Area	AIR Air conditioning	160	486

Total additions 212,444

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	06	Contemporary	
Exterior Walls	10	Vertical Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 11
Interior Walls	02	Drywall	Garage cars 3
Floors	01	Hardwood	Bedrooms 4
Heating System	01	Hot Water	Family Rooms 1
Fuel	01	Oil	Full Baths 3
Attic	99	None	Half Baths 1
Grade	40	B	Addtn'l fixtures
Garage	13	Basement 3 car	Whirlpools
Area Over Gar.	01	Fully Finished	Saunas
Basement	99	None	M/F stacks
Bsmt Fin Qual	01	Unfinished	W/B stacks 1
Air Condition	01	Central Air	W/B openings 1
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1970



.02 ACRES CONVEYED FROM 385 WATERVILLE RD 1-22-18 VOL 716 PG 461
.072 ACRES CONVEYED FROM 407 WATERVILLE RD 1-22-18 VOL 716 PG 463

MIRJE V KUKK REVOC TRST DTD 9-25-20 V 749 P 1062 11-17-20
PROB CERT MIRJE V KUKK V791 P54 DTD 2-5-24