

Property at 00395 WATERVILLE ROAD

Prop ID 4500395

Printed 07-Feb-2024 5:31 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: INGVES DARCY H AND  
 Second name: ST THOMAS MATTHEW F  
 Address: 395 WATERVILLE ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 026 Clerk map:  
 Lot: 4500395 Neigh.: Zone: RU2A Vol: 675 Page: 327

## Assessments

| Assmt category    | Qty  | Amount  | Exempt Cat | Amount | Sale date: 24-Jun-2014 |
|-------------------|------|---------|------------|--------|------------------------|
| Resident Land     | 2.00 | 87,500  |            |        | Sale price: 295,000    |
| Resident Outbldg  | 1.00 | 11,270  |            |        | Sale valid:            |
| Resident Dwelling | 1.00 | 172,780 |            |        |                        |

## Values

|                 |     |       |             |         |
|-----------------|-----|-------|-------------|---------|
| Resident Excess | .63 | 3,310 | Mkt value : |         |
|                 |     |       | Cost value: | 392,657 |

## Summary

|                   |         |              |             |        |
|-------------------|---------|--------------|-------------|--------|
| Total assessments | 274,860 | Water Well   | Cost/sale : | 1.3310 |
| Total exemptions  |         | Sewer Septic | Mkt/sale :  |        |
| Net assessment    | 274,860 | Gas None     | Assmt/sale: | .9317  |

## 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  | .630       | 7,500   | 4,725   |           | 4,725   | 3,308     |
| Residual     |     | 27,443     |         |         |           |         |           |

2.630 acres Total land value 129,725 90,808

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium                      |
|----------------|------|------------------|----------------------------------|
| Style          | 01   | Ranch            |                                  |
| Exterior Walls | 04   | Vinyl Siding     |                                  |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0                 |
| Roof Type      | 01   | Gable            |                                  |
| Foundation     | 01   | Poured Concrete  | Total Rooms 6 Garage cars 2      |
| Interior Walls | 02   | Drywall          | Bedrooms 3 Unfinished area       |
| Floors         | 01   | Hardwood         | Family Rooms 1 Dormer linear f   |
| Heating System | 01   | Hot Water        | Full Baths 2 Masonry trim sf     |
| Fuel           | 01   | Oil              | Half Baths Finish bsmt sz        |
| Attic          | 99   | None             | Addtn'l fixtures 1 Rec Room Size |
| Grade          | 37   | B-               | Whirlpools Living area 2,048     |
| Garage         | 32   | Detached 2 car   | Saunas # Living Units            |
| Area Over Gar. | 99   | None             | M/F stacks                       |
| Basement       | 02   | Partial < half   | W/B stacks 1                     |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | W/B openings 1                   |
| Air Condition  | 99   | None             |                                  |
| Interior Cond  | 05   | Good             |                                  |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1968          |

## Building Valuation Summary

|                |                |                           |             |         |
|----------------|----------------|---------------------------|-------------|---------|
| Dwelling       | Frame          | 1 story w/bsmt            | Area 1,568  | 252,840 |
| Basement       | Partial < half |                           |             | -2,770  |
| Heating        | Yes            | A/C No                    |             |         |
| Plumbing       | 2 F/B          | H/B 1 Add'l fix.          | Wh/p Saunas | 5,500   |
| Attic          | None           | Attic size:               |             |         |
| Additions      |                |                           |             | 62,248  |
| Other Features |                | WB Stks                   |             | 6,750   |
| Sub-Total      |                |                           |             | 324,568 |
| Grade          | B-             | Factor 1.1700             |             | 379,745 |
| CDU            |                | C&D Factor 1.00           |             | 379,745 |
| Depreciation   |                | 35 %                      |             | 246,834 |
|                |                | Computed cost value @ 70% |             | 172,784 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 320  | 7,297  |
| L Living Area            | FRFF Frame first floor    | 480  | 54,951 |

Total additions 62,248

## Outbuilding Information

| Description         | Wid | Len | Area   | Rate  | Year | Cnd | RCN           | Depr | Value  |
|---------------------|-----|-----|--------|-------|------|-----|---------------|------|--------|
| RG1 Frame or Con    | 24  | 24  | 576    | 55.95 |      | C   | 32,227        | 50   | 16,100 |
| Block Detach Garage |     |     |        |       |      |     |               |      |        |
| Value at 70%        |     |     | 11,270 |       |      |     | Value at 100% |      | 16,100 |

