

Property at 00404 WATERVILLE ROAD

Prop ID 4500404

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Administrative Information

Owner name: MCMAHON JAMES G & CHRISTINE
 Second name:
 Address: 404 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map:
 Lot: 4500404 Neigh.: Zone: RU2A Vol: 537 Page: 872

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-May-1989
Resident Land	1.93	87,500	AAA	Veteran	1,000	Sale price: 175,000
Resident Dwelling	1.00	225,000	CAB	Add Vet	500	Sale valid:
Resident Outbldg	1.00	2,030	DAC	Veteran	10,000	

Last sale

Mkt value :
 Cost value: 449,329

Summary

Total assessments	314,530	Water	Well	Sales ratios
Total exemptions	11,500	Sewer	Septic	Cost/sale : 2.5676
Net assessment	303,030	Gas	None	Mkt/sale : Assmt/sale: 1.7973

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	1.930	125,000	125,000			125,000	87,500
Primary Site		84,071						

1.930 acres Total land value 125,000 87,500

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	02	Wood Shingles	
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 Dormer linear f
Heating System	01	Hot Water	Full Baths 3 Masonry trim sf 200
Fuel	11	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size 1,350
Grade	33	C+	Whirlpools Living area 2,414
Garage	22	Attached 2 car	Saunas # Living Units 1
Area Over Gar.	99	None	M/F stacks 1
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1958

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,686	268,370
Basement	Full			
Heating	Yes	A/C Yes		7,670
Plumbing	3 F/B	H/B Add'l fix.	Wh/p Saunas	10,000
Attic	None	Attic size:		
Additions				124,874
Other Features	Mason Trim WB Stks M Stks RR			46,970
Sub-Total				457,884
Grade	C+	Factor 1.0800		494,515
CDU		C&D Factor 1.00		494,515
Depreciation		35 %		321,435
		Computed cost value @ 70%		225,005

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	BSMT Basement addition	726	13,379
L Living Area	FRFF Frame first floor	726	83,113
L Living Area	AIR Air conditioning	726	2,207
P Porches, Patios, Decks	DECK Wood deck	108	2,861

Total additions 124,874

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00		C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030				Value at 100%		2,900

