

Property at 00407 WATERVILLE ROAD

Prop ID 4500407

Printed 07-Feb-2024 5:32 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ACOSTA RAUL
 Second name:
 Address: 407 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 026 Clerk map:
 Lot: 4500407 Neigh.: Zone: RU2A Vol: 769 Page: 061

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	87,500
Resident Dwelling	1.00	161,650
Resident Outbldg	1.00	10,150

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Nov-2021
 Sale price: 300,000
 Sale valid:

Values

Mkt value :
 Cost value: 385,457

Summary

Total assessments	269,820
Total exemptions	
Net assessment	269,820

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2849
 Mkt/sale :
 Assmt/sale: .8994

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	2.003	7,500	15,023			15,023	10,516
Residual		87,251						

4.003 acres Total land value 140,023 98,016

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	02	Unfinished	Addtn'l fixtures	
Grade	40	B	Whirlpools	1,809
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1890	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	520	170,550
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	Unfinished		Attic size: 520		
Additions					98,866
Other Features					

Sub-Total				281,966
Grade	B	Factor 1.2600		355,277
CDU		C&D Factor 1.00		355,277
Depreciation		35 %		230,930
		Computed cost value @ 70%		161,651

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	75	8,586
P Porches, Patios, Decks	DECK Wood deck	204	5,404
L Living Area	FRFF Frame first floor	272	31,139
L Living Area	FRUH Frame upper half	272	13,909
L Living Area	BSMT Basement addition	272	5,012
L Living Area	FRFF Frame first floor	113	12,936
L Living Area	FRUF Frame upper full	113	9,461
L Living Area	BSMT Basement addition	113	2,082
L Living Area	FRFF Frame first floor	18	2,061
L Living Area	FRUF Frame upper full	18	1,507
P Porches, Patios, Decks	FOFF Frame open first flo	66	4,021
L Living Area	FRFF Frame first floor	24	2,748

Total additions 98,866

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	24	32	768	37.75		C	28,992	50	14,500
Value at 70%			10,150				Value at 100%		14,500

