

Property at 00417 WATERVILLE ROAD

Prop ID 4500417

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Administrative Information

Owner name: FARZINZAD NAHID
 Second name:
 Address: 417 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 026 Clerk map:
 Lot: 4500417 Neigh.: Zone: RU2A Vol: 563 Page: 1237

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	2.00	87,500			Sale date: 16-Aug-2007
Resident Outbldg	1.00	18,690			Sale price: 360,000
Resident Dwelling	1.00	226,700			Sale valid:

Resident Excess	.51	2,680

Summary

Total assessments	335,570	Water Well	Sales ratios
Total exemptions		Sewer Septic	Cost/sale : 1.3316
Net assessment	335,570	Gas None	Mkt/sale : Assmt/sale: .9321

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	.510	7,500	3,825		3,825	2,678
Residual		22,216					

2.510 acres	Total land value	128,825	90,178
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Residential Dwelling Information

Subject	Code	Description	Condominium
Style	07	Split Level	
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
Interior Walls	02	Drywall	Garage cars 2
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	33	C+	Full Baths 4
Garage	22	Attached 2 car	Masonry trim sf 1,012
Area Over Gar.	99	None	Half Baths
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size 1,000
Air Condition	99	None	Living area 2,514
Interior Cond	04	Average	Whirlpools
Exterior Cond	04	Average	# Living Units 1
			Saunas
			M/F stacks
			W/B stacks 2
			W/B openings 2
			Actual Year Built: 1972

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	259,420
Basement	Full		1,618	
Heating	Yes	A/C No		
Plumbing	4 F/B	H/B Add'l fix.	Wh/p	15,000
Attic	None	Attic size:		
Additions				131,221
Other Features	Mason Trim WB Stks	RR		55,703

Sub-Total		461,344
Grade	C+	Factor 1.0800
CDU	C&D Factor 1.00	498,252
Depreciation	35 %	323,864
	Computed cost value @ 70%	226,705

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	448	51,287
L Living Area	MAFF Masonry first floor	448	53,166
G Garages	MA Attached masonry LE	600	26,768

Total additions	131,221
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	40	720	74.05		C	53,316	50	26,700

Value at 70%	18,690	Value at 100%	26,700
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