

Property at 00435 WATERVILLE ROAD

Prop ID 4500435

Printed 07-Feb-2024 5:33 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BURNHAM JILL ANNE AND
Second name: DWIGHT E
Address: 435 WATERVILLE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 026 Clerk map:
Lot: 4500435 Neigh.: Zone: RU2A Vol: 612 Page: 878

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	87,500
Resident Dwelling	1.00	156,560
Resident Outbldg	1.00	8,050

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Dec-2004
Sale price:
Sale valid:
Values
Mkt value :
Cost value: 360,157

Summary

Total assessments	252,110
Total exemptions	
Net assessment	252,110

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
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						

2.000 acres	Total land value	125,000	87,500
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Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	03	Aluminum 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		Unknown	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	33	C+	Addn'l fixtures	1
Garage	22	Attached 2 car	Whirlpools	1
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	99	None	W/B openings	2
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1964	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,524	247,050
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B 1 Add'l fix.	1 Wh/p	Saunas	11,500
Attic	None	Attic size:			
Additions					50,799
Other Features		WB Stks			9,250
Sub-Total					318,599
Grade	C+	Factor 1.0800			344,087
CDU		C&D Factor 1.00			344,087
Depreciation		35 %			223,657
Computed cost value @ 70%					156,560

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	629	16,662
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	63	7,212
L Living Area	OVER Frame Overhang	11	1,007
P Porches, Patios, Decks	FOFF Frame open first flo	12	731

Total additions 50,799

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	24	32	768	30.00		C	23,040	50	11,500
Utility Shed									
Value at 70%					8,050	Value at 100%			
						11,500			

