

Property at 00459 WATERVILLE ROAD

Prop ID 4500459

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

Administrative Information

Owner name: POWERS JAMES J JR &
Second name: JENNIFER S
Address: 459 WATERVILLE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 026 Clerk map:
Lot: 4500459 Neigh.: Zone: RU2A Vol: 393 Page: 759

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 06-Nov-2000
Resident Land	2.00	87,500			Sale price: 212,500
Resident Dwelling	1.00	164,650			Sale valid: Y
Resident Outbldg	3.00	3,500			

Values

Resident Excess	.32	1,680	Mkt value :	
			Cost value:	367,614

Summary

Total assessments	257,330	Water Well	Cost/sale :	1.7299
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	257,330	Gas None	Assmt/sale:	1.2110

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	.320	7,500	2,400		2,400	1,680
Residual		13,939					

2.320 acres Total land value 127,400 89,180

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 7 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 Rec Room Size
Grade	33	C+	Whirlpools Living area 1,752
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 2
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1955

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	
Basement	Full		1,752	277,050
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix. Wh/p	Saunas	5,000
Attic	None	Attic size:		
Additions				43,756
Other Features		WB Stks		9,250

Sub-Total			335,056
Grade	C+	Factor 1.0800	361,860
CDU		C&D Factor 1.00	361,860
Depreciation		35 %	235,209
		Computed cost value @ 70%	164,646

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	48	4,577
P Porches, Patios, Decks	FOFF Frame open first flo	132	8,042
G Garages	FR Attached frame LE 65	552	24,250
P Porches, Patios, Decks	DECK Wood deck	260	6,887

Total additions 43,756

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	12	16	192	37.75		C	7,248	50	3,600
RC2 Canopy	8	10	80	21.10		C	1,688	50	800
RC2 Canopy	6	10	60	21.10		C	1,266	50	600
Value at 70%			3,500				Value at 100%		5,000

