

Property at 00467 WATERVILLE ROAD

Prop ID 4500467

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Administrative Information

Owner name: HURLEY JOHN H AND MARJA M
 Second name:
 Address: 467 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 026 Clerk map:
 Lot: 4500467 Neigh.: Zone: RU2A Vol: 173 Page: 24

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 15-Jul-1986
Resident Land	2.00	87,500				Sale price: 187,500
Resident Outbldg	2.00	22,750				Sale valid:
Resident Dwelling	1.00	219,160				Values
Resident Excess	.36	1,890				Mkt value :
						Cost value: 473,286
Summary			Utilities		Sales ratios	
Total assessments	331,300		Water	Well	Cost/sale :	2.5242
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	331,300		Gas	None	Assmt/sale:	1.7669

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	.360	7,500	2,700			2,700	1,890
Residual		15,682						
2.360 acres				Total land value			127,700	89,390

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	2
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1953	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	187,310
Basement	Full		1,070	
Heating	Yes	A/C No		
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				13,500
Other Features		WB Stks	M Stks	220,262
				24,912
Sub-Total				445,984
Grade	C+	Factor 1.0800		481,663
CDU		C&D Factor 1.00		481,663
Depreciation		35 %		313,081
		Computed cost value @ 70%		219,157

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	448	51,287
L Living Area	FRFF Frame first floor	440	50,372
L Living Area	BSMT Basement addition	440	8,108
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
G Garages	FR Attached frame LE 65	648	27,996
L Living Area	FRFF Frame first floor	52	5,953
P Porches, Patios, Decks	FOFF Frame open first flo	12	731
P Porches, Patios, Decks	DECK Wood deck	525	13,907
L Living Area	FRFF Frame first floor	528	60,446
Total additions			220,262

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	14	20	280	30.00		C	8,400	50	4,200
Utility Shed									
RP5 Pool w/ Gunite	16	32	512	110.5		C	56,602	50	28,300
Value at 70%			22,750				Value at 100%		32,500

