Town of Avon Residential Property Card

Property at 00475 WATERVILLE ROAD | Prop ID 4500475 | Printed 06-Feb-2026 8:46 AM | Design and Layout (C) Right/Angles

Administrative Information

Owner name: MOORE CHRISTOPHER ALAN TTEE AND
Second name: MOORE GAIL V TTEE
Address: 475 WATERVILLE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 026 Clerk map:
Lot: 4500475 Neigh.: Zone: RU2A Vol: 810 Page: 380

Assessments

Assmt category	Qty	Amount
Resident Land	1.77	87,500
Resident Dwellng	1.00	180,100
Resident Outbldg	2.00	16,380

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Dec-1986
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 405,686

Summary

Total assessments	283,980
Total exemptions	
Net assessment	283,980

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	1.770	125,000	125,000		125,000	87,500
Primary Site		77,101					
		1.770 acres		Total land value		125,000	87,500

Residential Dwelling Information

Subject	Code	Description
Style	05	Conventional
Exterior Walls	02	Wood Shingles
Roof Material	01	Asphalt Shingles
Roof Type	02	Hip
Foundation	01	Poured Concrete
Interior Walls	01	Plaster
Floors	98	Other
Heating System	01	Hot Water
Fuel	01	Oil
Attic	04	Fully finished w
Grade	33	C+
Garage	32	Detached 2 car
Area Over Gar.	99	None
Basement	99	None
Bsmt Fin Qual	99	None
Air Condition	99	None
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 1.0

Total Rooms	8	Garage cars	2
Bedrooms	3	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	2	Masonry trim sf	
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures	1	Rec Room Size	
Whirlpools		Living area	2,664
Saunas		# Living Units	1
M/F stacks			
W/B stacks	1		
W/B openings	1		

Actual Year Built: 1946

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,882	294,160
Basement	None			-5,140
Heating	Yes	A/C No		
Plumbing	2 F/B 1 H/B 1 Add'l fix. Wh/p Saunas			9,000
Attic	Fully finished w/WH	Attic size: 600		24,246
Additions				37,484
Other Features	WB Stks			6,750
Sub-Total				366,500
Grade	C+	Factor 1.0800		395,820
CDU	C&D	Factor 1.00		395,820
Depreciation		35 %		257,283
		Computed cost value @ 70%		180,098

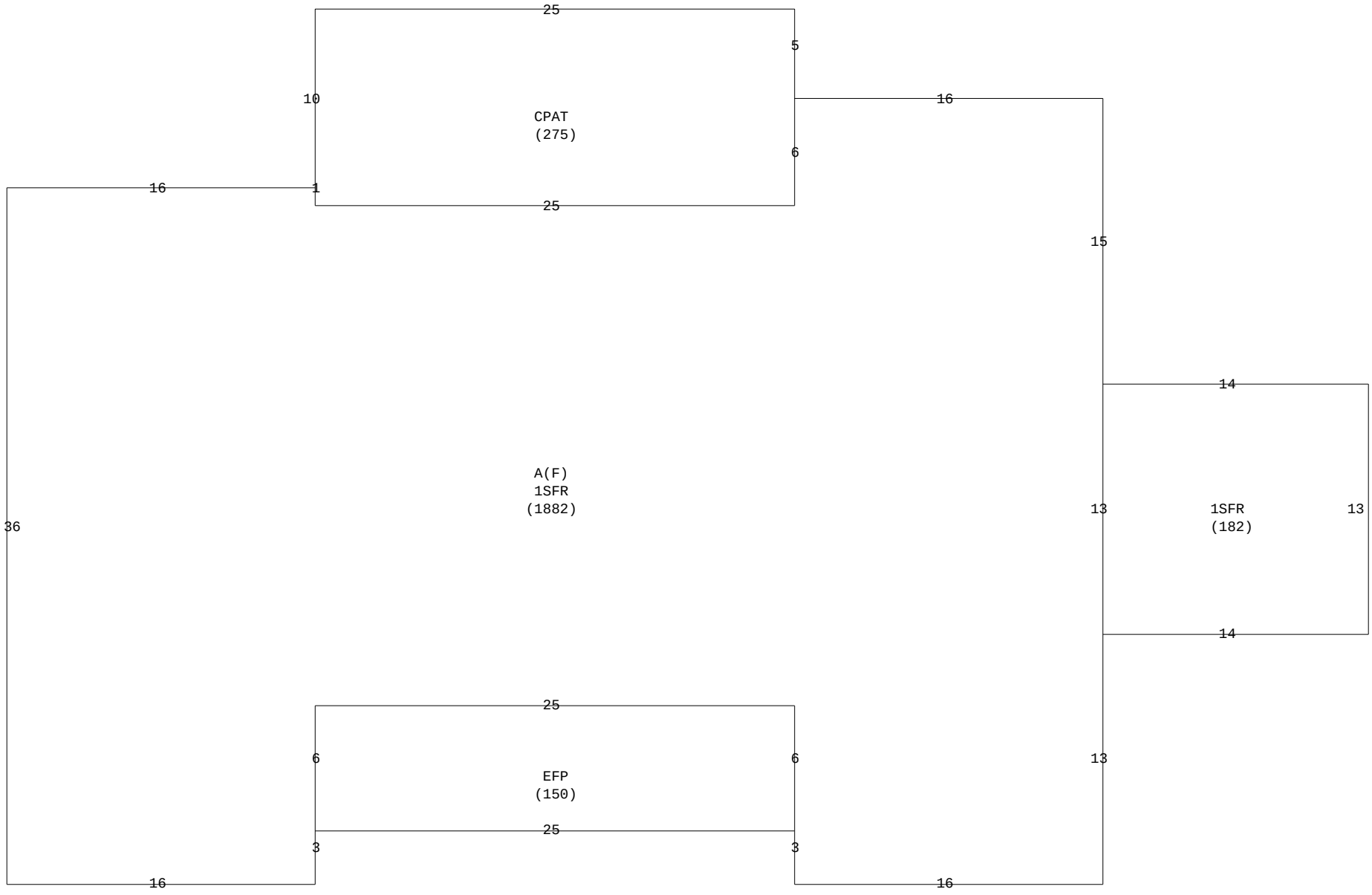
Building additions

Category		Type		Area	Value
P	Porches, Patios, Decks	CPAT	Concrete patio	275	2,344
P	Porches, Patios, Decks	FEFF	Frame enclosed first	150	14,304
L	Living Area	FRFF	Frame first floor	182	20,836
			Total additions		37,484

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con			774	55.95		C	43,305	50	21,700
Block Detach Garage									
RS1 Frame	7	16	112	30.00		C	3,360	50	1,700
Utility Shed									
Value at 70%			16,380			Value at 100%			23,400

Property at 00475 WATERVILLE ROAD | Prop ID 4500475 Card 01 | Scale: 1" = 7.44 feet



CHRISTOPHER A MOORE 2025 REV TR DTD 12-18-25 V810 P380 1/2INT 12-22-25
GAIL V MOORE 2015 REV TR AMEND&RESTATED 12-18-25 V810 P380 1/2INT