

Property at 00481 WATERVILLE ROAD

Prop ID 4500481

Printed 05-Oct-2026 8:45 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BHATTI BABAR N AND
 Second name: BHATTI NOUR EL HOUDA
 Address: 481 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 026 Clerk map:
 Lot: 4500481 Neigh.: Zone: RU2A Vol: 783 Page: 623

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Mar-2023
Resident Land	1.55	65,630	APA	Veteran	382,850	Sale price: 555,000
Resident Dwelling	1.00	317,220	DAC	Veteran	2,520	Sale valid:
Resident Outbldg	1.00	2,520				Values
					Mkt value :	
					Cost value:	550,529
Summary			Utilities		Sales ratios	
Total assessments		385,370	Water	Well	Cost/sale :	.9919
Total exemptions		385,370	Sewer	Septic	Mkt/sale :	
Net assessment			Gas	None	Assmt/sale:	.6944

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	1.550	125,000	125,000		.25	93,750	65,625
Primary Site		67,518						
		1.550 acres		Total land value			93,750	65,625

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Bedrooms	4
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	3
Grade	40	B	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	2
Air Condition	01	Central Air	# Living Units	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,492	360,380
Basement	Full				
Heating	Yes	A/C Yes			10,310
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	17,500
Attic	None		Attic size:		
Additions					120,093
Other Features	Mason Trim	WB Stks	RR		45,042
Sub-Total					553,325
Grade	B		Factor 1.2600		697,190
CDU			C&D Factor 1.00		697,190
Depreciation			35 %		453,174
Computed cost value @ 70%					317,222

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	310	8,212
P Porches, Patios, Decks	FEFF Frame enclosed first	310	29,562
P Porches, Patios, Decks	DECK Wood deck	32	848
L Living Area	FRUF Frame upper full	100	8,373
P Porches, Patios, Decks	FEFF Frame enclosed first	100	9,536
L Living Area	FRUF Frame upper full	100	8,373
P Porches, Patios, Decks	UTIL Utility building	100	2,856
L Living Area	FRFF Frame first floor	200	22,896
L Living Area	BSMT Basement addition	200	3,686
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
G Garages	FR Attached frame LE 65	528	23,314
Total additions			120,093

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00		C	7,200	50	3,600
Utility Shed									
Value at 70%		2,520					Value at 100%		3,600

