

Property at 00486 WATERVILLE ROAD

Prop ID 4500486

Printed 07-Feb-2024 5:34 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SADOWSKI ANDREW A & KRISTYNA
Second name:
Address: P O BOX 1451
City/state: AVON CT Zip: 06001

Location Information

Map: 031 Clerk map:
Lot: 4500486 Neigh.: Zone: RU2A Vol: 391 Page: 740

Assessments

Assmt category	Qty	Amount
Resident Land	1.55	87,500
Resident Dwelling	1.00	146,810

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Sep-2000
Sale price: 215,000
Sale valid: Y

Values

Mkt value :
Cost value: 334,729

Summary

Total assessments	234,310
Total exemptions	
Net assessment	234,310

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.5569
Mkt/sale :
Assmt/sale: 1.0898

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	1.550	125,000	125,000			125,000	87,500
Primary Site		67,518						

1.550 acres

Total land value

125,000

87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	33	C+	Whirlpools	1,446
Garage	22	Attached 2 car	Saunas	
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: 1952	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	219,420
Basement	Full		1,314	
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	5,000
Attic	None	Attic size:		
Additions				65,097
Other Features	WB Stks			9,250

Sub-Total		298,767
Grade	C+	Factor 1.0800
CDU	C&D Factor 1.00	322,668
Depreciation	35 %	209,734
	Computed cost value @ 70%	146,814

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	132	15,111
P Porches, Patios, Decks	FOFF Frame open first flo	12	731
P Porches, Patios, Decks	FOFF Frame open first flo	302	18,400
P Porches, Patios, Decks	UTIL Utility building	264	7,541
G Garages	FR Attached frame LE 65	528	23,314

Total additions 65,097

