

Property at 00525 WATERVILLE ROAD

Prop ID 4500525

Printed 07-Feb-2024 5:35 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: FULTON JESSIE L  
 Second name:  
 Address: 525 WATERVILLE ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 031 Clerk map:  
 Lot: 4500525 Neigh.: Zone: RU2A Vol: 726 Page: 975

## Assessments

| Assmt category    | Qty  | Amount  | Exempt Cat | Amount | Sale date: 17-Jul-2017 |
|-------------------|------|---------|------------|--------|------------------------|
| Resident Land     | 2.00 | 87,500  |            |        | Sale price: 447,500    |
| Resident Dwelling | 1.00 | 253,250 |            |        | Sale valid:            |
| Resident Outbldg  | 1.00 | 22,190  |            |        |                        |

## Values

|                 |      |        |             |         |
|-----------------|------|--------|-------------|---------|
| Resident Excess | 3.30 | 17,300 | Mkt value : |         |
|                 |      |        | Cost value: | 543,200 |

## Summary

|                   |         |              |             |        |
|-------------------|---------|--------------|-------------|--------|
| Total assessments | 380,240 | Water Well   | Cost/sale : | 1.2139 |
| Total exemptions  |         | Sewer Septic | Mkt/sale :  |        |
| Net assessment    | 380,240 | Gas None     | Assmt/sale: | .8497  |

## 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  | 3.296      | 7,500   | 24,720  |           | 24,720  | 17,304    |
| Residual     |     | 143,574    |         |         |           |         |           |

5.296 acres Total land value 149,720 104,804

## 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 7 Garage cars 3      |
| Interior Walls | 02   | Drywall          | Bedrooms 3 Unfinished area       |
| Floors         | 07   | Hardwood/Carpet  | Family Rooms Dormer linear f     |
| Heating System | 02   | Forced Hot Air   | Full Baths 2 Masonry trim sf     |
| Fuel           | 01   | Oil              | Half Baths 1 Finish bsmt sz      |
| Attic          | 02   | Unfinished       | Addtn'l fixtures 1 Rec Room Size |
| Grade          | 50   | A                | Whirlpools 1 Living area 2,176   |
| Garage         | 33   | Detached 3 car   | Saunas # Living Units 1          |
| Area Over Gar. | 01   | Fully Finished   | M/F stacks                       |
| Basement       | 01   | Full             | W/B stacks 1                     |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings 4                   |
| Air Condition  | 01   | Central Air      |                                  |
| Interior Cond  | 05   | Good             |                                  |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1985          |

## Building Valuation Summary

|                |            |                |                   |                      |
|----------------|------------|----------------|-------------------|----------------------|
| Dwelling       | Frame      | 2 story w/bsmt | Area 1,080        | 279,920              |
| Basement       | Full       |                |                   |                      |
| Heating        | Yes        | A/C Yes        |                   | 8,040                |
| Plumbing       | 2 F/B      | 1 H/B          | 1 Add'l fix.      | 1 Wh/p Saunas 11,500 |
| Attic          | Unfinished |                | Attic size: 1,080 | 14,679               |
| Additions      |            |                |                   | 30,709               |
| Other Features | WB Stks    |                |                   | 14,250               |

|              |   |                           |         |
|--------------|---|---------------------------|---------|
| Sub-Total    |   |                           | 359,098 |
| Grade        | A | Factor 1.5500             | 556,602 |
| CDU          |   | C&D Factor 1.00           | 556,602 |
| Depreciation |   | 35 %                      | 361,791 |
|              |   | Computed cost value @ 70% | 253,254 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | DECK Wood deck            | 456  | 12,079 |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 180  | 17,165 |
| L Living Area            | OVER Frame Overhang       | 16   | 1,465  |

Total additions 30,709

## Outbuilding Information

| Description         | Wid | Len | Area | Rate  | Year | Cnd | RCN    | Depr | Value  |
|---------------------|-----|-----|------|-------|------|-----|--------|------|--------|
| RG1 Frame or Con    | 25  | 36  | 900  | 55.95 |      | B   | 63,447 | 50   | 31,700 |
| Block Detach Garage |     |     |      |       |      |     |        |      |        |

Value at 70% 22,190

Value at 100% 31,700

