

Property at 00545 WATERVILLE ROAD

Prop ID 4500545

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Administrative Information

Owner name: HARPER PRESTON S JR
 Second name:
 Address: 545 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 031 Clerk map:
 Lot: 4500545 Neigh.: Zone: RU2A Vol: 567 Page: 129

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Oct-2007
Resident Land	2.00	87,500	AAA	Veteran	1,000	Sale price: 357,500
Resident Outbldg	1.00	1,050	CAB	Add Vet	500	Sale valid:
Resident Dwelling	1.00	154,380	DAC	Veteran	10,000	

Values

Resident Excess .06 300
 Mkt value :
 Cost value: 347,471

Summary

Summary	Amount	Utilities	Sales ratios
Total assessments	243,230	Water Well	Cost/sale : .9719
Total exemptions	11,500	Sewer Septic	Mkt/sale :
Net assessment	231,730	Gas None	Assmt/sale: .6804

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	.058	7,500	435			435	305
Residual		2,526						

2.058 acres Total land value 125,435 87,805

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	05	W/W over sub-flo	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	37	B-	
Garage	22	Attached 2 car	
Area Over Gar.	02	Fully Unfinished	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1979

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	207,290
Basement	Full		864	
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix. Wh/p		
Attic	None	Attic size:		
Additions				70,957
Other Features		WB Stks		6,750

Sub-Total		289,997
Grade B-	Factor 1.1700	339,296
CDU	C&D Factor 1.00	339,296
Depreciation	35 %	220,542
	Computed cost value @ 70%	154,379

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	20	1,219
L Living Area	FRFF Frame first floor	260	29,765
L Living Area	BSMT Basement addition	260	4,791
P Porches, Patios, Decks	FOFF Frame open first flo	100	6,093
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	DECK Wood deck	218	5,775

Total additions 70,957

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	10	100	30.00		C	3,000	50	1,500
Utility Shed									

Value at 70% 1,050

Value at 100% 1,500

