

Property at 00555 WATERVILLE ROAD

Prop ID 4500555

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Administrative Information

Owner name: SALTZMAN ELVA & DAVID
 Second name:
 Address: 555 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 031 Clerk map:
 Lot: 4500555 Neigh.: Zone: RU2A Vol: 816 Page: 1258

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 03-Aug-2026
Resident Land	2.00	87,500				Sale price: 816,600
Resident Outbldg	1.00	24,640				Sale valid:
Resident Dwelling	1.00	242,290				Values
						Mkt value :
Resident Excess	2.13	11,190				Cost value: 522,314
Summary			Utilities		Sales ratios	
Total assessments		365,620	Water	Well	Cost/sale :	.6396
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		365,620	Gas	None	Assmt/sale:	.4477

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	2.132	7,500	15,990			15,990	11,193
Residual		92,870						
4.132 acres				Total land value			140,990	98,693

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern 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
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	40	B	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air	# Living Units	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1997	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,144	292,420
Basement	Full				
Heating	Yes	A/C Yes			8,390
Plumbing	3 F/B	H/B 1 Add'l fix.	1 Wh/p	Saunas	13,000
Attic	None	Attic size:			
Additions					71,881
Other Features		WB Stks			6,750
Sub-Total					392,441
Grade	B	Factor 1.2600			494,476
CDU		C&D Factor 1.00			494,476
Depreciation		30 %			346,133
Computed cost value @ 70%					242,293

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	104	1,917
L Living Area	FRFF Frame first floor	104	11,906
L Living Area	AIR Air conditioning	104	316
L Living Area	BSMT Basement addition	140	2,580
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	AIR Air conditioning	140	426
G Garages	FRL Attached frame GT 65	864	38,709
Total additions			71,881

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	25	40	1,000	55.95	1998	B	70,497	50	35,200
Block Detach Garage									
Value at 70%			24,640	Value at 100%			35,200		

