

Property at 00565 WATERVILLE ROAD

Prop ID 4500565

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Administrative Information

Owner name: PHILIPPON MICHAEL AND
 Second name: KATHLEEN
 Address: 565 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 031 Clerk map:
 Lot: 4500565 Neigh.: Zone: RU2A Vol: 418 Page: 914

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale	
Resident Land	2.00	87,500			Sale date: 21-Dec-2001	
Resident Outbldg	1.00	1,960			Sale price: 241,500	
Resident Dwelling	1.00	180,810			Sale valid: Y	
					Values	
Resident Excess	.88	2,310			Mkt value :	
					Cost value:	389,400

Summary

Total assessments	272,580	Utilities		Sales ratios		
Total exemptions		Water	Well	Cost/sale :	1.6124	
Net assessment	272,580	Sewer	Septic	Mkt/sale :		
		Gas	None	Assmt/sale:	1.1287	

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	.880	7,500	6,600	.50		3,300	2,310
Residual		38,333						

2.880 acres Total land value 128,300 89,810

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
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	
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	1,756
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	3
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	660	197,890
Basement	Full				
Heating	Yes	A/C No			
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	Saunas	10,000
Attic	None	Attic size:			
Additions					91,492
Other Features		WB Stks			16,000
Sub-Total					315,382
Grade	B	Factor 1.2600			397,381
CDU		C&D Factor 1.00			397,381
Depreciation		35 %			258,298
Computed cost value @ 70%					180,809

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	BSMT Basement addition	216	3,980
L Living Area	OVER Frame Overhang	30	2,748
G Garages	FR Attached frame LE 65	460	20,661

Total additions 91,492

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00		D	5,616	50	2,800
Utility Shed									
Value at 70%					1,960	Value at 100%			
						2,800			

