

Property at 00575 WATERVILLE ROAD

Prop ID 4500575

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Administrative Information

Owner name: COYNE EMER E
 Second name:
 Address: 575 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 031 Clerk map:
 Lot: 4500575 Neigh.: Zone: RU2A Vol: 450 Page: 282

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Jan-2003
Resident Land	2.00	87,500				Sale price: 1,785,000
Resident Outbldg	3.00	338,660				Sale valid:
Resident Dwelling	2.00	321,690				Values
Use Assmt Farm	15.25	8,010				Mkt value :
						Cost value: 1,079,800
Summary			Utilities		Sales ratios	
Total assessments		755,860	Water	Well	Cost/sale :	.6049
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		755,860	Gas	None	Assmt/sale:	.4235

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						
FARM	61	15.250	1,500	22,875	.50		11,438	8,007
Farm		664,290						
17.250 acres				Total land value			136,438	95,507

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material		Unknown		
Roof Type	01	Gable	Story Height 2.0	
Foundation	03	Field Stone	Total Rooms	12
Interior Walls	01	Plaster	Bedrooms	6
Floors	01	Hardwood	Family Rooms	1
Heating System	03	Steam	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	02	Unfinished	Addtn'l fixtures	
Grade	43	B+	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1812	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	700
Basement	Full		205,710
Heating	Yes	A/C No	
Plumbing	3 F/B	H/B Add'l fix.	Wh/p Saunas
Attic	Unfinished	Attic size: 700	10,000
Additions			10,859
Other Features	WB Stks		166,013
			6,750
Sub-Total			399,332
Grade	B+	Factor 1.3500	539,098
CDU		C&D Factor 1.00	539,098
Depreciation		35 %	350,414
		Computed cost value @ 70%	245,290

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	FRUF Frame upper full	320	26,794
L Living Area	BSMT Basement addition	320	5,897
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	FRUF Frame upper full	360	30,143
P Porches, Patios, Decks	FOFF Frame open first flo	90	5,483
L Living Area	FRFF Frame first floor	30	3,434
P Porches, Patios, Decks	FOFF Frame open first flo	178	10,845
P Porches, Patios, Decks	UTIL Utility building	195	5,570

Total additions 166,013

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn			21,514	37.75		C	812,154	50	406,100
AB1 Bank barn	44	48	2,112	65.80		C	138,970	50	69,500
AB2 Flat barn	36	12	432	37.75		C	16,308	50	8,200
Value at 70%			338,660				Value at 100%		483,800

