

Property at 00588 WATERVILLE ROAD

Prop ID 4500588

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Administrative Information

Owner name: BABY DOE LLC
 Second name:
 Address: 630 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 031 Clerk map:
 Lot: 4500588 Neigh.: Zone: RU2A Vol: 581 Page: 351

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Oct-2008
Resident Land	2.00	87,500				Sale price: 315,000
Resident Dwelling	1.00	158,180				Sale valid:
Resident Outbldg	2.00	7,140				Values
					Mkt value :	
					Cost value:	361,171
Summary			Utilities		Sales ratios	
Total assessments	252,820		Water	Well	Cost/sale :	1.1466
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	252,820		Gas	None	Assmt/sale:	.8026

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						
		2.000 acres		Total land value			125,000	87,500

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	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	30	C	Whirlpools	1,880
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	02	Fully Unfinished	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	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1920	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	672	200,240
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					135,150
Other Features		WB Stks			6,750
Sub-Total					347,640
Grade	C	Factor 1.0000			347,640
CDU		C&D Factor 1.00			347,640
Depreciation		35 %			225,966
Computed cost value @ 70%					158,176

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	612	16,212
L Living Area	FRFF Frame first floor	536	61,362
L Living Area	BSMT Basement addition	536	9,877
P Porches, Patios, Decks	FOFF Frame open first flo	176	10,723
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	UATT Unfinished attic	576	10,083
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
Total additions			135,150

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	24	288	30.00	2006	C	8,640	50	4,300
Utility Shed									
RS1 Frame	18	22	396	30.00		C	11,880	50	5,900
Utility Shed									
Value at 70%		7,140	Value at 100%		10,200				

