

Property at 00605 WATERVILLE ROAD

Prop ID 4500605

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Administrative Information

Owner name: COWLES JULIAN VAUGHN &
 Second name: COWLES CARLITA JOY
 Address: 605 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 031 Clerk map: 15 009
 Lot: 4500605 Neigh.: Zone: RU2A Vol: 713 Page: 498

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 11-Sep-2017
Resident Land	2.00	87,500	APA Veteran	432,570	Sale price: 615,000
Resident Outbldg	2.00	18,270	DAC Veteran	10,000	Sale valid:
Resident Dwelling	1.00	345,070			

Values

Resident Excess	2.74	3,600	Mkt value :	
			Cost value:	649,200

Summary

Summary		Utilities		Sales ratios	
Total assessments	454,440	Water	Well	Cost/sale :	1.0556
Total exemptions	442,570	Sewer	Septic	Mkt/sale :	
Net assessment	11,870	Gas	None	Assmt/sale:	.7389

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	2.740	7,500	20,550	.75	5,138	3,597
Residual 119,354							

4.740 acres Total land value 130,138 91,097

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	07	Propane Gas	Half Baths	2
Attic	99	None	Addtn'l fixtures	4
Grade	40	B	Whirlpools	
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	04	Living Area w/o	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1988	

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,984	456,460
Basement	Full		
Heating	Yes A/C Yes		13,020
Plumbing	3 F/B 2 H/B 4 Add'l fix. Wh/p		19,000
Attic	None Attic size:		
Additions			136,411
Other Features	Mason Trim WB Stks		27,168

Sub-Total		652,059
Grade B	Factor 1.2600	821,594
CDU	C&D Factor 1.00	821,594
Depreciation	40 %	492,956
	Computed cost value @ 70%	345,069

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	858	38,440
L Living Area	FRUF Frame upper full	858	71,840
L Living Area	OVER Frame Overhang	7	641
L Living Area	OVER Frame Overhang	18	1,649
P Porches, Patios, Decks	DECK Wood deck	900	23,841

Total additions 136,411

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame Utility Shed	10	14	140	30.00		C	4,200	50	2,100
RP1 Pool w/ Plastic Linr	18	36	648	74.05	2000	C	47,984	50	24,000

Value at 70% 18,270

Value at 100% 26,100

