

Property at 00615 WATERVILLE ROAD

Prop ID 4500615

Printed 07-Feb-2024 5:37 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: YADAV DEVENDER
 Second name:
 Address: 615 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 031 Clerk map: 86 104
 Lot: 4500615 Neigh.: Zone: RU2A Vol: 790 Page: 1204

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	87,500
Resident Outbldg	1.00	13,300
Resident Dwelling	1.00	306,500

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Aug-2021
 Sale price: 480,500
 Sale valid:

Values

Mkt value :
 Cost value: 586,357

Summary

Total assessments	410,450
Total exemptions	
Net assessment	410,450

Utilities

Water	Well
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.2203
 Mkt/sale :
 Assmt/sale: .8542

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	2.400	7,500	18,000	.75		4,500	3,150
Residual		104,544						

4.400 acres

Total land value

129,500

90,650

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,676	396,310
Basement	Full			
Heating	Yes	A/C Yes		11,320
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	Saunas 17,000
Attic	Unfinished		Attic size: 1,676	20,670
Additions				101,244
Other Features	Mason Trim WB Stks			32,627

Sub-Total		579,171
Grade B	Factor 1.2600	729,755
CDU	C&D Factor 1.00	729,755
Depreciation	40 %	437,853
	Computed cost value @ 70%	306,497

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	756	20,026
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	OVER Frame Overhang	102	9,342
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRUF Frame upper full	528	44,209
L Living Area	AIR Air conditioning	528	1,605

Total additions 101,244

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	32	512	74.05		C	37,914	50	19,000

Value at 70% 13,300

Value at 100% 19,000

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	Garage cars 2
Floors	05	W/W over sub-flo	Bedrooms 5
Heating System	02	Forced Hot Air	Unfinished area
Fuel	02	Natural Gas	Family Rooms 1
Attic	02	Unfinished	Dormer linear f
Grade	40	B	Full Baths 3
Garage	02	Built-in 2 car	Masonry trim sf 296
Area Over Gar.	01	Fully Finished	Half Baths 1
Basement	01	Full	Finish bsmt sz 680
Bsmt Fin Qual	05	Living Area W/ A	Addtn'l fixtures 2
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 3,982
Exterior Cond	05	Good	Whirlpools 1
			# Living Units
			M/F stacks
			W/B stacks 1
			W/B openings 1
			Actual Year Built: 1988

