

Property at 00625 WATERVILLE ROAD

Prop ID 4500625

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Administrative Information

Owner name: MACARO FERNANDO C & WINNIE J
Second name:
Address: 625 WATERVILLE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 031 Clerk map: 86 104
Lot: 4500625 Neigh.: Zone: RU2A Vol: 722 Page: 810

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	87,500
Resident Dwelling	1.00	204,090

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Sep-2018
Sale price: 345,000
Sale valid:

Values

Resident Excess	2.20	11,550

Mkt value :
Cost value: 433,057

Summary

Total assessments	303,140
Total exemptions	
Net assessment	303,140

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2552
Mkt/sale :
Assmt/sale: .8787

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	2.200	7,500	16,500		16,500	11,550
Residual		95,832					

4.200 acres

Total land value

141,500

99,050

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,480
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2003	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	276,790
Basement	Full with walk		1,064	
Heating	Yes	A/C Yes		7,950
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				9,000
Other Features		M Stks		63,199

Sub-Total			359,939
Grade	C+	Factor 1.0800	388,734
CDU		C&D Factor 1.00	388,734
Depreciation		25 %	291,551
		Computed cost value @ 70%	204,086

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
G Garages	FSF Full-story fin o/gar	352	23,578
L Living Area	AIR Air conditioning	352	1,070
P Porches, Patios, Decks	DECK Wood deck	640	16,954

Total additions 63,199

