

Property at 00630 WATERVILLE ROAD

Prop ID 4500630

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Administrative Information

Owner name: MATTEO GINA M
 Second name:
 Address: 630 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 031 Clerk map:
 Lot: 4500630 Neigh.: Zone: RU2A Vol: 437 Page: 675

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	87,500
Resident Outbldg	2.00	46,060
Resident Dwelling	1.00	498,610

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Sep-2002
 Sale price: 925,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 933,629

Summary

Total assessments	653,540
Total exemptions	
Net assessment	653,540

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0093
 Mkt/sale :
 Assmt/sale: .7065

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	125,000	250,000			250,000	175,000
Primary Site		87,120						
RES	12	4.070	7,500	30,525			30,525	21,368
Residual		177,289						

6.070 acres Total land value 155,525 108,868

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	50	A		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1998

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	2,533	491,510
Basement	Full			
Heating	Yes	A/C Yes		13,990
Plumbing	3 F/B	2 H/B 2 Add'l fix.	1 Wh/p	Saunas 20,500
Attic	None	Attic size:		
Additions				57,801
Other Features	Mason Trim WB Stks	RR		72,699

Sub-Total		656,500
Grade	A	Factor 1.5500 1,017,575
CDU	C&D Factor 1.00	1,017,575
Depreciation	30 %	712,303
	Computed cost value @ 70%	498,612

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	54	3,290
G Garages	FRL Attached frame GT 65	926	41,487
G Garages	FSF Full-story fin o/gar	186	12,459
L Living Area	AIR Air conditioning	186	565

Total additions 57,801

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	40	720	74.05		C	53,316	50	26,700
RG2 Brick/Stone Detached Garage			1,070	73.15	2000	C	78,271	50	39,100

Value at 70% 46,060

Value at 100% 65,800

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Prop ID 4500630 Card 01

SALE PRICE INCLUDES 610 WATERVILLE ROAD