

Property at 00645 WATERVILLE ROAD

Prop ID 4500645

Printed 12-Feb-2025 12:11 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KOLODZIEJ MAREK
 Second name:
 Address: 645 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 034 Clerk map:
 Lot: 4500645 Neigh.: Zone: RU2A Vol: 800 Page: 024

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 28-Nov-2006
Resident Land	2.00	87,500			Sale price: 225,000
Resident Outbldg	1.00	2,030			Sale valid:
Resident Dwelling	1.00	140,500			

Values

Resident Excess	1.48	7,770	Mkt value :	
			Cost value:	339,714

Summary

Total assessments	237,800	Water Well	Cost/sale :	1.5098
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	237,800	Gas None	Assmt/sale:	1.0569

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	1.480	7,500	11,100		11,100	7,770
Residual		64,469					

3.480 acres

Total land value

136,100

95,270

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	182,310
Basement	Full		1,032	
Heating	Yes	A/C Yes		5,250
Plumbing	2 F/B	H/B Add'l fix. Wh/p	Saunas	5,000
Attic	None	Attic size:		
Additions				81,695
Other Features	WB Stks M Stks RR	Bsmt Gar		34,546

Sub-Total			308,801
Grade	C	Factor 1.0000	308,801
CDU		C&D Factor 1.00	308,801
Depreciation		35 %	200,721
		Computed cost value @ 70%	140,505

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	666	12,273
L Living Area	FRFF Frame first floor	540	61,820
L Living Area	AIR Air conditioning	540	1,642
P Porches, Patios, Decks	DECK Wood deck	225	5,960

Total additions 81,695

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 5 Garage cars 1
Interior Walls	02	Drywall	Bedrooms 2 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size 750
Grade	30	C	Whirlpools Living area 1,572
Garage	12	Basement 2 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks 1
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 2
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1961

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	12	192	30.00		C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030				Value at 100%		2,900

