

Property at 00651 WATERVILLE ROAD

Prop ID 4500651

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Administrative Information

Owner name: MYERS CLARISSA AND
Second name: WEINSTEIN MAX
Address: 651 WATERVILLE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 034 Clerk map:
Lot: 4500651 Neigh.: Zone: RU2A Vol: 750 Page: 880

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Dec-2020
Resident Land	2.00	87,500				Sale price: 638,400
Resident Dwelling	1.00	243,030				Sale valid:
						Values
Resident Excess	1.47	7,720				Mkt value :
						Cost value: 483,214

Summary

Total assessments	338,250	Water	Well	Cost/sale :	.7569
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	338,250	Gas	None	Assmt/sale:	.5298

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	1.470	7,500	11,025			11,025	7,718
Residual		64,033						
				3.470 acres	Total land value		136,025	95,218

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	02	Softwood	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	700
Interior Cond	05	Good	Living area	2,926
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	3
			Actual Year Built: 1963	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,860	376,900
Basement	Full				
Heating	Yes	A/C Yes			10,760
Plumbing	3 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	14,000
Attic	None	Attic size:			
Additions					63,623
Other Features		WB Stks	RR		29,293
Sub-Total					494,576
Grade	C+	Factor 1.0800			534,142
CDU		C&D Factor 1.00			534,142
Depreciation		35 %			347,192
Computed cost value @ 70%					243,034

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	625	27,099
L Living Area	BSMT Basement addition	625	11,518
P Porches, Patios, Decks	FEFF Frame enclosed first	150	14,304
P Porches, Patios, Decks	DECK Wood deck	128	3,391
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
Total additions			63,623

