

Property at 00691 WATERVILLE ROAD

Prop ID 4500691

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Administrative Information

Owner name: LACKEY BRYAN AND
 Second name: JUDITH E
 Address: 691 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 034 Clerk map:
 Lot: 4500691 Neigh.: Zone: RU2A Vol: 320 Page: 258

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	87,500
Resident Outbldg	1.00	7,840
Resident Dwelling	1.00	147,590

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Jun-1996
 Sale price: 250,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 377,114

Summary

Total assessments	263,980
Total exemptions	
Net assessment	263,980

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.5085
 Mkt/sale :
 Assmt/sale: 1.0559

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	4.010	7,500	30,075			30,075	21,053
Residual		174,676						

6.010 acres

Total land value

155,075

108,553

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	14	Salt Box		
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	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	3
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1958	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	988	228,410
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					43,678
Other Features	WB Stks	RR			22,761
Sub-Total					300,349
Grade	C+	Factor 1.0800			324,377
CDU		C&D Factor 1.00			324,377
Depreciation		35 %			210,845
Computed cost value @ 70%					147,592

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	179	17,070
L Living Area	FRFF Frame first floor	21	2,404
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	CNPY Canopy	42	890

Total additions 43,678

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	30	480	30.00	2013	A	22,320	50	11,200
Utility Shed									
Value at 70%					7,840	Value at 100%			
						11,200			

