

Property at 00709 WATERVILLE ROAD

Prop ID 4500709

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Administrative Information

Owner name: MCILROY JULIA K
Second name: C/O D MCILROY
Address: 149 WELLS ROAD
City/state: GRANBY CT Zip: 06035

Location Information

Map: 034 Clerk map:
Lot: 4500709 Neigh.: Zone: RU2A Vol: 034 Page: 272

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	87,500
Resident Outbldg	2.00	840
Resident Dwelling	1.00	153,960

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Mar-1954
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 352,900

Summary

Total assessments	247,030
Total exemptions	
Net assessment	247,030

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

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	.900	7,500	6,750			6,750	4,725
Residual		39,204						

2.900 acres

Total land value

131,750

92,225

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1955	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	261,260
Basement	Full with walk		1,632	
Heating	Yes	A/C Yes		7,470
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				10,339
Other Features	Mason Trim	WB Stks	RR	Bsmt Gar
				25,742

Sub-Total				313,311
Grade	C+	Factor 1.0800		338,376
CDU		C&D Factor 1.00		338,376
Depreciation		35 %		219,944
		Computed cost value @ 70%		153,961

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
L Living Area	OVER Frame Overhang	12	1,099
P Porches, Patios, Decks	DECK Wood deck	220	5,828

Total additions 10,339

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	4	6	24	30.00		D	562	50	300
Utility Shed									
GHS Greenhouse	6	18	108	16.90		C	1,825	50	900

Value at 70%

840

Value at 100%

1,200

