

Property at 00135 WATERVILLE ROAD

Prop ID 4500135

Printed 26-Jan-2012 8:45 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: EMPIRIC-LEE LLC
 Second name:
 Address: 7 GIN STILL LANE
 City/state: WEST HARTFORD CT Zip: 06107

Location Information

Map: 015 Clerk map:
 Lot: 4500135 Neigh.: Zone: RU2A Vol: 601 Page: 672

| Assessments | | Exemptions | | Last sale | |
|-------------------|---------|------------|------------|--------------|------------------------|
| Assmt category | Qty | Amount | Exempt Cat | Amount | Sale date: 19-Jan-2010 |
| Resident Land | 2.00 | 77,000 | | | Sale price: 249,900 |
| Resident Excess | .30 | 1,580 | | | Sale valid: |
| Resident Dwelling | 1.00 | 130,090 | | | Values |
| Resident Outbldg | 1.00 | 4,940 | | | Mkt value : |
| | | | | | Cost value: 305,160 |
| Summary | | Utilities | | Sales ratios | |
| Total assessments | 213,610 | Water | Well | Cost/sale : | 1.2211 |
| Total exemptions | | Sewer | Septic | Mkt/sale : | |
| Net assessment | 213,610 | Gas | None | Assmt/sale: | .8548 |

Land Information

| Type | Use | Acres/SqFt | Rate | Total | Infl Fact | Value | 70% Value |
|--------------|-----|------------|---------|------------------|-----------|---------|-----------|
| PRIM | 11 | 2,000 | 110,000 | | | 110,000 | 77,000 |
| Primary Site | | 87,120 | | | | | |
| RES | 12 | .300 | 7,500 | | | 2,250 | 1,580 |
| Residual | | 13,068 | | | | | |
| 2.3000 acres | | | | Total land value | | 112,250 | 78,580 |

Residential Dwelling Information

| Subject | Code | Description | Condominium | |
|----------------|------|------------------|-------------------------|---|
| Style | 02 | Cape | | |
| Exterior Walls | 01 | Clapboards | | |
| Roof Material | 01 | Asphalt Shingles | Story Height 1.5 | |
| Roof Type | 01 | Gable | | |
| Foundation | 01 | Poured Concrete | Total Rooms | 8 |
| Interior Walls | 02 | Drywall | Garage cars | 2 |
| Floors | 01 | Hardwood | Bedrooms | 4 |
| Heating System | 01 | Hot Water | Family Rooms | |
| Fuel | 01 | Oil | Full Baths | 2 |
| Attic | 99 | None | Half Baths | |
| Grade | 33 | C+ | Addtn'l fixtures | |
| Garage | 32 | Detached 2 car | Whirlpools | |
| Area Over Gar. | 99 | None | Saunas | |
| Basement | 01 | Full | # Living Units | 1 |
| Bsmt Fin Qual | 01 | Unfinished | M/F stacks | |
| Air Condition | 99 | None | W/B stacks | 1 |
| Interior Cond | 05 | Good | W/B openings | 1 |
| Exterior Cond | 05 | Good | Actual Year Built: 1948 | |

Building Valuation Summary

| | | | Area | |
|---------------------------|---------|--------------------|-------------|---------|
| Dwelling | Frame | 1 1/2 story w/bsmt | 1,107 | 181,120 |
| Basement | Full | | | |
| Heating | Yes | A/C No | | |
| Plumbing | 2 F/B | H/B Add'l fix. | Wh/p Saunas | 3,600 |
| Attic | None | Attic size: | | |
| Additions | | | | 56,100 |
| Other Features | WB Stks | Unfin | 3,500 | 5,000 |
| Sub-Total | | | | 245,820 |
| Grade | C+ | Factor 1.0800 | | 265,490 |
| CDU | | C&D Factor 1.00 | | 265,490 |
| Depreciation | | 30 % | | 185,840 |
| Computed cost value @ 70% | | | | 130,090 |

Building additions

| Category | Type | Area | Value |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | DECK Wood deck | 448 | 8,400 |
| L Living Area | OVER Frame Overhang | 44 | 2,800 |
| L Living Area | FRFF Frame first floor | 165 | 13,300 |
| L Living Area | FRUH Frame upper half | 165 | 6,000 |
| L Living Area | FRFF Frame first floor | 90 | 7,300 |
| L Living Area | UATT Unfinished attic | 90 | 1,100 |
| L Living Area | FRFF Frame first floor | 75 | 6,100 |
| L Living Area | BSMT Basement addition | 75 | 1,000 |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 150 | 10,100 |
| Total additions | | | 56,100 |

Outbuilding Information

| Description | Wid | Len | Area | Rate | Year | Cnd | RCN | Depr | Value |
|---------------------|-----|-----|-------|---------------|------|-----|--------|------|-------|
| RG1 Frame or Con | 20 | 22 | 440 | 32.10 | | C | 14,124 | 50 | 7,060 |
| Block Detach Garage | | | | | | | | | |
| Value at 70% | | | 4,940 | Value at 100% | | | 7,060 | | |

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