

Property at 00200 WATERVILLE ROAD

Prop ID 4500200

Printed 25-Aug-2017 8:29 AM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: MIHALIAK CHARLES E &
 Second name: DOLORES S
 Address: 200 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,080	204,250
Basement	Full				
Heating	Yes	A/C Yes			6,190
Plumbing	4 F/B	H/B 3 Add'l fix.	Wh/p	Saunas	12,300
Attic	Unfinished		Attic size: 1,080		11,299
Additions					202,600
Other Features	WB Stks				10,000
Sub-Total					446,639
Grade	A+	Factor 1.6700			745,890
CDU		C&D Factor 1.00			745,890
Depreciation		30 %			522,120
		Computed cost value @ 70%			365,484

Location Information			
Map: 021	Clerk map:		
Lot: 4500200	Neigh.:	Zone: RU2A	Vol: 535 Page: 440
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	2.00	77,000	
Resident Excess	2.76	14,490	
Resident Dwelling	1.00	365,480	
Resident Outbldg	7.00	78,940	
Summary		Utilities	
Total assessments	535,910	Water	Well
Total exemptions		Sewer	Public sewer
Net assessment	535,910	Gas	None
		Sales ratios	
		Cost/sale :	.9293
		Mkt/sale :	
		Assmt/sale:	.6505

Land Information						
Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value
PRIM	11	2.000	110,000	110,000		110,000
Primary Site		87,120				
RES	12	2.760	7,500	20,700		20,700
Residual		120,226				14,490
		4.760 acres		Total land value		130,700
						91,490

Residential Dwelling Information			
Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	03	Field Stone	Total Rooms 8
Interior Walls	02	Drywall	Garage cars 2
Floors	07	Hardwood/Carpet	Bedrooms 4
Heating System	02	Forced Hot Air	Family Rooms 1
Fuel	11	Oil	Dormer linear f
Attic	02	Unfinished	Full Baths 4
Grade	53	A+	Masonry trim sf
Garage	32	Detached 2 car	Half Baths
Area Over Gar.	99	None	Finish bsmt sz
Basement	01	Full	Addn'l fixtures 3
Bsmt Fin Qual	01	Unfinished	Rec Room Size
Air Condition	01	Central Air	Living area 3,951
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	Saunas
			# Living Units 1
			M/F stacks
			W/B stacks 2
			W/B openings 2
Actual Year Built: 1745			

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	416	33,600
L Living Area	AIR Air conditioning	416	900
L Living Area	FRFF Frame first floor	310	25,000
P Porches, Patios, Decks	AIR	310	25,000
L Living Area	FRFF Frame first floor	273	22,000
L Living Area	AIR Air conditioning	273	600
P Porches, Patios, Decks	FOFF Frame open first flo	54	2,300
P Porches, Patios, Decks	FOFF Frame open first flo	133	5,700
P Porches, Patios, Decks	BPAT Brick/flagstone pati	594	9,600
L Living Area	FRFF Frame first floor	594	48,000
L Living Area	AIR Air conditioning	594	1,300
L Living Area	FRUF Frame upper full	468	27,600
L Living Area	AIR Air conditioning	468	1,000
Total additions			202,600

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	20	400	32.43		C	12,972	50	6,490
Block Detach Garage									
RS1 Frame	16	8	128	20.00		C	2,560	50	1,280
Utility Shed									
RS1 Frame	16	8	128	20.00		C	2,560	50	1,280
Utility Shed									
RC2 Canopy	16	8	128	15.63		C	2,001	50	1,000
Value at 70%			7,035				Value at 100%		10,050

