

Property at 00545 WATERVILLE ROAD

Prop ID 4500545

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Administrative Information

Owner name: HARPER PRESTON S JR
 Second name:
 Address: 545 WATERVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 031 Clerk map:
 Lot: 4500545 Neigh.: Zone: RU2A Vol: 567 Page: 129

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 30-Oct-2007
Resident Land	2.00	77,000	Veteran	1,000	Sale price: 357,500
Resident Excess	.06	300	Add Vet	2,000	Sale valid:
Resident Dwelling	1.00	122,310	Veteran	10,000	
Resident Outbldg	1.00	700			
Summary		Utilities		Sales ratios	
Total assessments	200,310	Water	Well	Cost/sale :	.8004
Total exemptions	13,000	Sewer	Septic	Mkt/sale :	
Net assessment	187,310	Gas	None	Assmt/sale:	.5603

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	.058	7,500			435	300
Residual		2,526					
		2.0580 acres		Total land value		110,435	77,300

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	8
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	22	Attached 2 car	Half Baths	
Area Over Gar.	02	Fully Unfinished	Addn'l fixtures	
Basement	01	Full	Whirlpools	
Bsmt Fin Qual	01	Unfinished	Saunas	
Air Condition	99	None	# Living Units	
Interior Cond	05	Good	M/F stacks	
Exterior Cond	05	Good	W/B stacks	1
			W/B openings	1
Actual Year Built: 1979				

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	864
Basement	Full		153,940
Heating	Yes	A/C No	
Plumbing	2 F/B	H/B Add'l fix.	Wh/p Saunas
Attic	None	Attic size:	3,600
Additions			50,800
Other Features	WB Stks	Unfin	3,500
			5,000
Sub-Total			213,340
Grade	B-	Factor 1.1700	249,610
CDU		C&D Factor 1.00	249,610
Depreciation		30 %	174,730
Computed cost value @ 70%			122,310

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	20	900
L Living Area	FRFF Frame first floor	260	21,000
L Living Area	BSMT Basement addition	260	3,400
P Porches, Patios, Decks	FOFF Frame open first flo	100	4,300
G Garages	FR Attached frame LE 65	528	17,100
P Porches, Patios, Decks	DECK Wood deck	218	4,100
Total additions			50,800

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	10	100	20.00		C	2,000	50	1,000
Utility Shed									
Value at 70%			700	Value at 100%			1,000		

