

Property at 00059 OLD MILL ROAD

Prop ID 3380059

Printed 07-Feb-2024 10:38 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SALVAGGIO KATHARINE ANN
Second name:
Address: 59 OLD MILL ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 3380059 Neigh.: AR Zone: R40 Vol: 782 Page: 399

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	264,540

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Jan-2023
Sale price: 560,000
Sale valid: 07

Values

Resident Excess			Mkt value :	Cost value:
.46	2,420			531,371

Summary

Total assessments	371,960
Total exemptions	
Net assessment	371,960

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9489
Mkt/sale :
Assmt/sale: .6642

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site		40,075						
RES	12	.460	7,500	3,450			3,450	2,415
Residual		20,038						

1.380 acres	Total land value	153,450	107,415
-------------	------------------	---------	---------

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,978	306,790		
Basement	Full with walk					
Heating	Yes	A/C Yes		8,760		
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	13,500
Attic	None		Attic size:			
Additions						51,462
Other Features	Mason Trim	WB Stks	RR			23,244

Sub-Total				403,756
Grade	B-	Factor 1.1700		472,395
CDU		C&D Factor 1.00		472,395
Depreciation		20 %		377,916
		Computed cost value @ 70%		264,541

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	104	11,906
L Living Area	AIR Air conditioning	104	316
L Living Area	BSMT Basement addition	104	1,917
G Garages	FR Attached frame LE 65	534	23,548
P Porches, Patios, Decks	DECK Wood deck	520	13,775

Total additions 51,462

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	3
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	160
Basement	04	Full with walk-o	Addtn'l fixtures	Rec Room Size 550
Bsmt Fin Qual	03	Rec Room W/ Air	Whirlpools	Living area 2,082
Air Condition	01	Central Air	Saunas	# Living Units 1
Interior Cond	06	Very Good	M/F stacks	
Exterior Cond	06	Very Good	W/B stacks	1
			W/B openings	1
Actual Year Built: 1971				

