

Property at 00081 OLD MILL ROAD

Prop ID 3380081

Printed 07-Feb-2024 10:39 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LOKHANDWALA KURBAN
 Second name:
 Address: 81 OLD MILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 3380081 Neigh.: AR Zone: R40 Vol: 780 Page: 146

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 21-Oct-2022
Resident Land	.92	105,000			Sale price: 585,000
Resident Dwelling	1.00	282,760			Sale valid:
Resident Outbldg	1.00	980			Values
Resident Excess	.03	160			Mkt value :
					Cost value: 555,571
Summary		Utilities		Sales ratios	
Total assessments		388,900	Water	Connecticut	Cost/sale : .9497
Total exemptions			Sewer	Public sewer	Mkt/sale :
Net assessment		388,900	Gas	None	Assmt/sale: .6648

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	.030	7,500	225		225	158
Residual		1,307					
		.950 acres		Total land value		150,225	105,158

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Living area	2,432
Interior Cond	06	Very Good	Whirlpools	
Exterior Cond	06	Very Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1975				

Building Valuation Summary

		Area	Value
Dwelling	Frame 2 story w/bsmt	1,066	277,180
Basement	Full with walk		
Heating	Yes A/C Yes		7,970
Plumbing	2 F/B 1 H/B Add'l fix. Wh/p Saunas		8,500
Attic	None Attic size:		
Additions			91,083
Other Features	WB Stks		16,000
Sub-Total			400,733
Grade	B Factor 1.2600		504,924
CDU	C&D Factor 1.00		504,924
Depreciation	20 %		403,939
		Computed cost value @ 70%	282,757

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
L Living Area	FRFF Frame first floor	300	34,344
L Living Area	BSMT Basement addition	300	5,528
P Porches, Patios, Decks	DECK Wood deck	764	20,238
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	AIR Air conditioning	300	912
Total additions			91,083

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	7	13	91	30.00		C	2,730	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400

