

Property at 00005 MILLSTONE DRIVE

Prop ID 3150005

Printed 23-Jun-2025 12:46 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GAVRICH CONSTANCE GOUMAS
 Second name:
 Address: 5 MILLSTONE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 3150005 Neigh.: Zone: R40 Vol: 374 Page: 759

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Jun-1994
Resident Land	.92	115,500				Sale price: 356,500
Resident Dwelling	1.00	333,180				Sale valid:
						Values
						Mkt value :
						Cost value: 640,971
Summary			Utilities		Sales ratios	
Total assessments		448,680	Water	Connecticut	Cost/sale :	1.7980
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		448,680	Gas	CNG	Assmt/sale:	1.2586

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	165,000	165,000			165,000	115,500
Primary Site		40,075						
				.920 acres	Total land value		165,000	115,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	02	Natural Gas	Half Baths	2
Attic	99	None	Addn'l fixtures	2
Grade	40	B	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	02	Fully Unfinished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1983	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,176	298,670
Basement	Full				
Heating	Yes	A/C Yes			8,570
Plumbing	3 F/B	2 H/B	2 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		20,500
Additions					232,419
Other Features		WB Stks	RR		20,998
Sub-Total					581,157
Grade	B	Factor 1.2600			732,258
CDU		C&D Factor 1.00			732,258
Depreciation		35 %			475,968
Computed cost value @ 70%					333,178

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	624	71,436
L Living Area	BSMT Basement addition	624	11,499
L Living Area	AIR Air conditioning	624	1,897
P Porches, Patios, Decks	DECK Wood deck	55	1,457
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
P Porches, Patios, Decks	DECK Wood deck	252	6,675
L Living Area	FRFF Frame first floor	456	52,203
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	BSMT Basement addition	216	3,980
L Living Area	AIR Air conditioning	216	657
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRUF Frame upper full	360	30,143
L Living Area	AIR Air conditioning	360	1,094
L Living Area	AIR Air conditioning	456	1,386

Total additions 232,419

