

Property at 00011 MILLSTONE DRIVE

Prop ID 3150011

Printed 26-Sep-2025 8:32 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ROSELLI ANTHONY M &
 Second name: PATRICIA M TTEES
 Address: 11 MILLSTONE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 3150011 Neigh.: Zone: R40 Vol: 807 Page: 255

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Jul-1984
Resident Land	.92	115,500				Sale price: 202,000
Resident Dwelling	1.00	269,410				Sale valid:
					Values	
Resident Excess	.14	740			Mkt value :	
					Cost value:	550,929
Summary			Utilities		Sales ratios	
Total assessments		385,650	Water	Connecticut	Cost/sale :	2.7274
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		385,650	Gas	CNG	Assmt/sale:	1.9092

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					
RES	12	.140	7,500	1,050		1,050	735
Residual		6,098					
1.060 acres				Total land value		166,050	116,235

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk			1,305	323,860	
Heating	Yes	A/C	Yes		9,280	
Plumbing	4 F/B	H/B	Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			15,000	
Additions					91,651	
Other Features	WB Stks		RR	30,132		
Sub-Total					469,923	
Grade	B	Factor 1.2600			592,103	
CDU		C&D Factor	1.00	592,103		
Depreciation		35 %			384,867	
Computed cost value @ 70%					269,407	

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	UATT Unfinished attic	130	2,276
P Porches, Patios, Decks	F0FF Frame open first flo	40	2,437
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	168	4,450
P Porches, Patios, Decks	F0FF Frame open first flo	168	10,236
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	AIR Air conditioning	300	912
L Living Area	AIR Air conditioning	84	255

Total additions 91,651

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	9
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	01	Hot Water	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	4
Attic	99	None	Half Baths	
Grade	40	B	Addtn'l fixtures	Rec Room Size 933
Garage	22	Attached 2 car	Whirlpools	Living area 2,994
Area Over Gar.	04	Loft	Saunas	# Living Units
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1983	

