

Property at 00017 MILLSTONE DRIVE

Prop ID 3150017

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## Administrative Information

Owner name: GUGLIOTTI JOAN M  
Second name:  
Address: 17 MILLSTONE DRIVE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 024 Clerk map:  
Lot: 3150017 Neigh.: Zone: R40 Vol: 137 Page: 0320

## Assessments

| Assmt category    | Qty  | Amount  | Exempt Cat | Amount | Sale date: 21-Jun-1983 |
|-------------------|------|---------|------------|--------|------------------------|
| Resident Land     | .92  | 115,500 |            |        | Sale price: 163,000    |
| Resident Dwelling | 1.00 | 281,820 |            |        | Sale valid:            |
| Resident Outbldg  | 1.00 | 980     |            |        |                        |

## Exemptions

## Last sale

## Values

Mkt value :  
Cost value: 569,000

## Summary

| Total assessments | 398,300 | Water | Connecticut  | Cost/sale : | 3.4908 |
|-------------------|---------|-------|--------------|-------------|--------|
| Total exemptions  |         | Sewer | Public sewer | Mkt/sale :  |        |
| Net assessment    | 398,300 | Gas   | CNG          | Assmt/sale: | 2.4436 |

## 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             | 10 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 5  |
| Floors         | 07   | Hardwood/Carpet  | Family Rooms            | 1  |
| Heating System | 01   | Hot Water        | Full Baths              | 3  |
| Fuel           | 02   | Natural Gas      | Half Baths              | 1  |
| Attic          | 99   | None             | Addtn'l fixtures        |    |
| Grade          | 40   | B                | Whirlpools              |    |
| Garage         | 23   | Attached 3 car   | Saunas                  |    |
| Area Over Gar. | 01   | Fully Finished   | M/F stacks              |    |
| Basement       | 04   | Full with walk-o | W/B stacks              | 2  |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | W/B openings            | 2  |
| 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        | 1,260 | 315,070 |
| Basement                  | Full with walk |                 |             |       |         |
| Heating                   | Yes            | A/C Yes         |             |       | 9,030   |
| Plumbing                  | 3 F/B          | 1 H/B           | Add'l fix.  | Wh/p  | Saunas  |
| Attic                     | None           |                 | Attic size: |       | 13,500  |
| Additions                 |                |                 |             |       | 123,959 |
| Other Features            |                | WB Stks         | RR          |       | 30,016  |
| Sub-Total                 |                |                 |             |       | 491,575 |
| Grade                     | B              | Factor 1.2600   |             |       | 619,385 |
| CDU                       |                | C&D Factor 1.00 |             |       | 619,385 |
| Depreciation              |                | 35 %            |             |       | 402,600 |
| Computed cost value @ 70% |                |                 |             |       | 281,820 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | DECK Wood deck            | 460  | 12,185 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 168  | 10,236 |
| L Living Area            | FRFF Frame first floor    | 32   | 3,663  |
| L Living Area            | BSMT Basement addition    | 32   | 590    |
| G Garages                | FR Attached frame LE 65   | 816  | 34,551 |
| L Living Area            | OVER Frame Overhang       | 14   | 1,282  |
| L Living Area            | FRUF Frame upper full     | 696  | 58,276 |
| P Porches, Patios, Decks | DECK Wood deck            | 40   | 1,060  |
| L Living Area            | AIR Air conditioning      | 696  | 2,116  |

Total additions 123,959

## Outbuilding Information

| Description  | Wid | Len | Area | Rate  | Year | Cnd           | RCN   | Depr | Value |
|--------------|-----|-----|------|-------|------|---------------|-------|------|-------|
| RS1 Frame    | 8   | 12  | 96   | 30.00 |      | C             | 2,880 | 50   | 1,400 |
| Utility Shed |     |     |      |       |      |               |       |      |       |
| Value at 70% |     |     |      |       | 980  | Value at 100% |       |      | 1,400 |

