

Property at 00023 MILLSTONE DRIVE

Prop ID 3150023

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Administrative Information

Owner name: LAWSON ANDREW J AND
 Second name: GHERGUROVICH JENNIFER M
 Address: 23 MILLSTONE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 3150023 Neigh.: Zone: R40 Vol: 744 Page: 1231

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	241,790

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Aug-2020
 Sale price: 480,000
 Sale valid:

Values

Mkt value :
 Cost value: 510,414

Summary

Total assessments	357,290
Total exemptions	
Net assessment	357,290

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0634
 Mkt/sale :
 Assmt/sale: .7444

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

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	269,370
Basement	Full with walk		1,026	
Heating	Yes	A/C Yes		7,740
Plumbing	3 F/B	1 H/B	2 Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				101,849
Other Features	WB Stks	RR		28,287

Sub-Total		421,746
Grade	B	Factor 1.2600
CDU	C&D Factor 1.00	531,400
Depreciation	35 %	345,410
	Computed cost value @ 70%	241,787

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	156	4,132
P Porches, Patios, Decks	FOFF Frame open first flo	156	9,504
L Living Area	FRFF Frame first floor	438	50,143
L Living Area	BSMT Basement addition	438	8,071
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	OVER Frame Overhang	38	3,480
L Living Area	AIR Air conditioning	438	1,332

Total additions 101,849

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpet	
Heating System	01	Hot Water	
Fuel	02	Natural Gas	
Attic	99	None	
Grade	40	B	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	04	Full with walk-o	
Bsmt Fin Qual	02	Rec Room w/o air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1983

