

Property at 00026 MILLSTONE DRIVE

Prop ID 3150026

Printed 06-Feb-2024 5:16 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MCKINNISS MARK A & VANESSA J
Second name:
Address: 26 MILLSTONE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 3150026 Neigh.: Zone: R40 Vol: 695 Page: 1286

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	239,080

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 04-Apr-2016
Sale price: 380,000
Sale valid:

Values

Mkt value :
Cost value: 506,543

Summary

Total assessments	354,580
Total exemptions	
Net assessment	354,580

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.3330
Mkt/sale :
Assmt/sale: .9331

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 1,040	272,110
Basement	Full			
Heating	Yes	A/C Yes		7,820
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	9,000
Attic	None	Attic size:		
Additions				114,602
Other Features		WB Stks		13,500

Sub-Total			417,032
Grade	B	Factor 1.2600	525,460
CDU		C&D Factor 1.00	525,460
Depreciation		35 %	341,549
		Computed cost value @ 70%	239,084

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	252	28,849
L Living Area	FRUF Frame upper full	528	44,209
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	OVER Frame Overhang	40	3,663
P Porches, Patios, Decks	DECK Wood deck	434	11,497
L Living Area	AIR Air conditioning	528	1,605

Total additions 114,602

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	Bedrooms	5
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	1
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1983	

