

Property at 00034 MILLSTONE DRIVE

Prop ID 3150034

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Administrative Information

Owner name: HELMY DIA AND
 Second name: MOUNIB NEVINE
 Address: 34 MILLSTONE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 3150034 Neigh.: Zone: R40 Vol: 529 Page: 842

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Sep-2005
Resident Land	.92	115,500				Sale price: 462,929
Resident Dwelling	1.00	247,660				Sale valid: Y
Resident Outbldg	1.00	19,180				
Summary			Utilities		Sales ratios	
Total assessments		384,860	Water	Connecticut	Cost/sale :	1.1877
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		384,860	Gas	CNG	Assmt/sale:	.8314

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	.480	7,500	3,600			3,600	2,520
Residual		20,909						
1.400 acres				Total land value			168,600	118,020

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	03	Partial	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,884
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			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	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p	12,500
Attic	None		Attic size:		
Additions					98,752
Other Features		WB Stks			13,500
Sub-Total					431,992
Grade	B	Factor 1.2600			544,310
CDU		C&D Factor 1.00			544,310
Depreciation		35 %			353,802
Computed cost value @ 70%					247,661

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	132	8,042
P Porches, Patios, Decks	DECK Wood deck	192	5,086
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	BSMT Basement addition	336	6,192
L Living Area	AIR Air conditioning	336	1,021
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRUF Frame upper full	168	14,067
Total additions			98,752

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	20	37	740	74.05		C	54,797	50	27,400
Value at 70%			19,180	Value at 100%			27,400		

