

Property at 00015 OLD MILL ROAD

Prop ID 3380015

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Administrative Information

Owner name: BRATTON KENNETH L AND
 Second name: MARGARET H
 Address: 15 OLD MILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map: 95 098
 Lot: 3380015 Neigh.: Zone: R40 Vol: 403 Page: 608

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	347,630

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-May-2001
 Sale price: 140,000
 Sale valid: Y

Values

Resident Excess			Mkt value :	Cost value:
.07	370			647,143

Summary

Total assessments	453,000
Total exemptions	
Net assessment	453,000

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :	4.6225
Mkt/sale :	
Assmt/sale:	3.2357

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site		40,075						
RES	12	.070	7,500	525			525	368
Residual		3,049						

.990 acres

Total land value

150,525

105,368

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	359,600
Basement	Full		1,488	
Heating	Yes	A/C Yes		10,290
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	10,500
Attic	Unfinished		Attic size: 700	10,859
Additions				85,979
Other Features	WB Stks		Bsmt Gar	13,250

Sub-Total	490,478
Grade B+	Factor 1.3500
CDU	C&D Factor 1.00
Depreciation	25 %
	Computed cost value @ 70%
	347,626

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	960	17,691
G Garages	FSUF Full-story unfin o/g	960	27,155
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
P Porches, Patios, Decks	FOFF Frame open first flo	180	10,967
L Living Area	BSMT Basement addition	195	3,593
L Living Area	FRFF Frame first floor	195	22,324
L Living Area	AIR Air conditioning	195	593

Total additions 85,979

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	14	Salt Box	
Exterior Walls	01	Clapboards	
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 3
Floors	02	Softwood	Bedrooms 4
Heating System	07	Hydro Air	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	02	Unfinished	Dormer linear f
Grade	43	B+	Full Baths 3
Garage	13	Basement 3 car	Masonry trim sf
Area Over Gar.	07	Attic	Half Baths
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures 1
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 3,171
Exterior Cond	05	Good	Whirlpools
			# Living Units 1
			M/F stacks
			W/B stacks 1
			W/B openings 1
			Actual Year Built: 2004

