

Property at 00018 OLD MILL ROAD

Prop ID 3380018

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Administrative Information

Owner name: RAPPAPORT KARIN E AND
 Second name: JAMES E TRUSTEES
 Address: 18 OLD MILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 3380018 Neigh.: AR Zone: Vol: 788 Page: 046

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	257,890
Resident Outbldg	1.00	19,810

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Nov-1979
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 549,343

Summary

Total assessments	384,540
Total exemptions	
Net assessment	384,540

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

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	.350	7,500	2,625			2,625	1,838
Residual		15,246						

1.270 acres

Total land value

152,625

106,838

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	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: 1969	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	303,350
Basement	Full		1,200	
Heating	Yes	A/C Yes		8,700
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				110,373
Other Features	Mason Trim	WB Stks		18,920

Sub-Total		449,843
Grade	B	Factor 1.2600
CDU	C&D Factor 1.00	566,802
Depreciation	35 %	368,421
	Computed cost value @ 70%	257,895

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	BSMT Basement addition	352	6,487
L Living Area	AIR Air conditioning	352	1,070
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
P Porches, Patios, Decks	BPAT Brick/flagstone pati	168	3,831
G Garages	FR Attached frame LE 65	660	28,464
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	AIR Air conditioning	224	681

Total additions 110,373

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP3 Pool w/ Reinfor Conc	16	32	512	110.5		C	56,602	50	28,300

Value at 70% 19,810

Value at 100% 28,300

