

Property at 00025 OLD MILL ROAD

Prop ID 3380025

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Administrative Information

Owner name: GARBER BRETT R AND
 Second name: DALEY KAITLIN R
 Address: 25 OLD MILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3380025 Neigh.: AR Zone: R40 Vol: 705 Page: 115

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 20-Dec-2016
Resident Land	.92	105,000				Sale price: 390,000
Resident Dwelling	1.00	219,450				Sale valid:
					Values	
Resident Excess	.07	370			Mkt value :	
					Cost value:	464,029
Summary			Utilities		Sales ratios	
Total assessments		324,820	Water	Connecticut	Cost/sale :	1.1898
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		324,820	Gas	CNG	Assmt/sale:	.8329

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	03	Partial	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	Rec Room Size 624
Air Condition	01	Central Air	Whirlpools	Living area 2,124
Interior Cond	05	Good	Saunas	# Living Units
Exterior Cond	05	Good	M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1971	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				936	251,790
Basement	Full with walk						
Heating	Yes	A/C Yes					7,250
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		13,500
Attic	None		Attic size:				
Additions							119,204
Other Features		WB Stks	RR				20,491
Sub-Total							412,235
Grade	B-	Factor 1.1700					482,315
CDU		C&D Factor 1.00					482,315
Depreciation		35 %					313,505
Computed cost value @ 70%							219,454

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
L Living Area	FRFF Frame first floor	252	28,849
L Living Area	AIR Air conditioning	252	766
L Living Area	BSMT Basement addition	252	4,644
P Porches, Patios, Decks	DECK Wood deck	476	12,609
P Porches, Patios, Decks	DECK Wood deck	280	7,417
L Living Area	FRFF Frame first floor	280	32,055
G Garages	HSUF Half-story unfin o/g	200	4,312
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	AIR Air conditioning	280	851
Total additions			119,204

