

Property at 00026 OLD MILL ROAD

Prop ID 3380026

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Administrative Information

Owner name: NUNZIATA NICOLE & STEPHEN
 Second name:
 Address: 26 OLD MILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 3380026 Neigh.: AR Zone: R40 Vol: 688 Page: 033

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 15-Jul-2015	
Resident Land	.92 105,000			Sale price:	435,500
Resident Dwelling	1.00 261,160			Sale valid:	
Resident Outbldg	1.00 1,680			Values	
				Mkt value :	
Resident Excess	.39 2,050			Cost value:	528,414
Summary		Utilities		Sales ratios	
Total assessments	369,890	Water	Connecticut	Cost/sale :	1.2134
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	369,890	Gas	None	Assmt/sale:	.8493

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	.390	7,500	2,925		2,925	2,048
Residual	16,988						
1.310 acres		Total land value		152,925		107,048	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	01	Plaster	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	37	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	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1969	

Building Valuation Summary

		Area	
Dwelling	Frame 1 1/2 story w/bsmt	965	224,490
Basement	Full		
Heating	Yes A/C Yes		6,460
Plumbing	3 F/B H/B Add'l fix. Wh/p	Saunas	10,000
Attic	None Attic size:		
Additions			233,621
Other Features	WB Stks		16,000
Sub-Total			490,571
Grade	B-	Factor 1.1700	573,968
CDU		C&D Factor 1.00	573,968
Depreciation		35 %	373,079
		Computed cost value @ 70%	261,155

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	392	44,877
L Living Area	BSMT Basement addition	392	7,224
L Living Area	FRFF Frame first floor	582	66,628
L Living Area	BSMT Basement addition	582	10,725
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRFF Frame first floor	264	30,223
L Living Area	FRFF Frame first floor	220	25,186
P Porches, Patios, Decks	DECK Wood deck	858	22,728
L Living Area	AIR Air conditioning	392	1,192
L Living Area	AIR Air conditioning	582	1,769
L Living Area	AIR Air conditioning	264	803
L Living Area	AIR Air conditioning	220	669
Total additions			233,621

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00		C	4,800	50	2,400
Utility Shed									
Value at 70%		1,680	Value at 100%		2,400				

