

Property at 00045 OLD MILL ROAD

Prop ID 3380045

Printed 07-Feb-2024 10:37 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CEBALLOS FAUSTO
 Second name:
 Address: 45 OLD MILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 3380045 Neigh.: AR Zone: R40 Vol: 713 Page: 388

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	225,400

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Sep-2017
 Sale price: 385,500
 Sale valid:

Values

Mkt value :
 Cost value: 475,900

Summary

Total assessments	333,130	
Total exemptions		
Net assessment	333,130	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 1.2345
 Mkt/sale :
 Assmt/sale: .8642

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	.520	7,500	3,900			3,900	2,730
Residual		22,651						

1.440 acres

Total land value

153,900

107,730

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	810	198,100
Basement	Full with walk			
Heating	Yes	A/C Yes		5,720
Plumbing	2 F/B	2 H/B	2 Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				162,092
Other Features	WB Stks		Bsmt Gar	14,250

Sub-Total		393,162
Grade	B	Factor 1.2600
CDU	C&D Factor 1.00	495,384
Depreciation	35 %	322,000
	Computed cost value @ 70%	225,400

Building additions

Category	Type		Area	Value
P Porches, Patios, Decks	FOFF	Frame open first flo	30	1,828
L Living Area	FRFF	Frame first floor	672	76,931
L Living Area	FRUF	Frame upper full	672	56,267
L Living Area	BSMT	Basement addition	672	12,384
P Porches, Patios, Decks	DECK	Wood deck	400	10,596
L Living Area	AIR	Air conditioning	672	2,043
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Total additions 162,092

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	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	30
Grade	40	B	Full Baths	2
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,559
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1971	

