

Property at 00052 OLD MILL ROAD

Prop ID 3380052

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Administrative Information

Owner name: MATTHEWS JONATHAN & LEAH
 Second name:
 Address: 52 OLD MILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 3380052 Neigh.: AR Zone: R40 Vol: 765 Page: 88

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Aug-2021
Resident Land	.92	105,000				Sale price: 550,000
Resident Dwelling	1.00	308,800				Sale valid:
Resident Outbldg	1.00	2,030				Values
Resident Excess	.22	1,160				Mkt value :
						Cost value: 595,700
Summary			Utilities		Sales ratios	
Total assessments		416,990	Water	Connecticut	Cost/sale :	1.0831
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		416,990	Gas	None	Assmt/sale:	.7582

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	.220	7,500	1,650		1,650	1,155
Residual		9,583					
1.140 acres		Total land value		151,650		106,155	

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	8
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	03	Partial	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	300
Interior Cond	05	Good	Living area	3,587
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	4
			Actual Year Built: 1975	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,333	329,330
Basement	Full				
Heating	Yes	A/C Yes			9,440
Plumbing	3 F/B	H/B 4 Add'l fix.	Wh/p	Saunas	12,000
Attic	None	Attic size:			
Additions					161,852
Other Features		WB Stks	RR		26,018
Sub-Total					538,640
Grade	B	Factor 1.2600			678,686
CDU		C&D Factor 1.00			678,686
Depreciation		35 %			441,146
Computed cost value @ 70%					308,802

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	21	2,404
P Porches, Patios, Decks	FOFF Frame open first flo	39	2,376
L Living Area	FRFF Frame first floor	440	50,372
L Living Area	BSMT Basement addition	440	8,108
L Living Area	AIR Air conditioning	440	1,338
P Porches, Patios, Decks	FOFF Frame open first flo	220	13,404
P Porches, Patios, Decks	BPAT Brick/flagstone pati	440	10,034
G Garages	FR Attached frame LE 65	925	38,804
G Garages	FSF Full-story fin o/gar	500	33,492
L Living Area	AIR Air conditioning	500	1,520

Total additions 161,852

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00		C	5,760	50	2,900
Utility Shed									
Value at 70%	2,030		Value at 100%		2,900				

