

Property at 00068 OLD MILL ROAD

Prop ID 3380068

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Administrative Information

Owner name: MANCINI DENNIS V & CECILE C
 Second name:
 Address: 68 OLD MILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 3380068 Neigh.: AR Zone: R40 Vol: 720 Page: 819

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 05-Jul-2018	
Resident Land	.92 105,000			Sale price:	421,000
Resident Dwelling	1.00 260,150			Sale valid:	
Resident Outbldg	1.00 980			Values	
				Mkt value :	
Resident Excess	.08 420			Cost value:	523,643
Summary		Utilities		Sales ratios	
Total assessments	366,550	Water	Connecticut	Cost/sale :	1.2438
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	366,550	Gas	None	Assmt/sale:	.8707

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	.080	7,500	600		600	420
Residual	3,485						
1.000 acres		Total land value		150,600		105,420	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	3
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	03	Partial	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: 1976	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,056	185,460
Basement	Full				
Heating	Yes	A/C Yes			5,340
Plumbing	3 F/B	2 H/B	3 Add'l fix.	Wh/p	18,500
Attic	None		Attic size:		
Additions					265,883
Other Features		WB Stks			13,500
Sub-Total					488,683
Grade	B-	Factor 1.1700			571,759
CDU		C&D Factor 1.00			571,759
Depreciation		35 %			371,643
		Computed cost value @ 70%			260,150

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	16	975
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L Living Area	OVER Frame Overhang	12	1,099
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P Porches, Patios, Decks	DECK Wood deck	256	6,781
G Garages	FR Attached frame LE 65	529	23,353
L Living Area	PATT Part finished attic	100	2,672
L Living Area	FRFF Frame first floor	1,120	128,219
L Living Area	FRUF Frame upper full	1,120	93,778
L Living Area	AIR Air conditioning	2,240	6,810
Total additions			265,883

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2020	C	2,880	50	1,400
Utility Shed									
Value at 70%	980		Value at 100%		1,400				

