

Property at 00074 OLD MILL ROAD

Prop ID 3380074

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Administrative Information

Owner name: PATTON WILLIAM E AND
 Second name: KATHRYN L
 Address: 74 OLD MILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 3380074 Neigh.: AR Zone: R40 Vol: 331 Page: 704

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	256,390

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-May-1997
 Sale price: 310,000
 Sale valid: Y

Values

Resident Excess			Mkt value :	Cost value:
.04	210			516,571

Summary

Total assessments	361,600
Total exemptions	
Net assessment	361,600

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :	1.6664
Mkt/sale :	
Assmt/sale:	1.1665

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	.040	7,500	300			300	210
Residual		1,742						

.960 acres

Total land value

150,300

105,210

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	272,110
Basement	Full		1,040	
Heating	Yes	A/C Yes		7,820
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	9,000
Attic	None	Attic size:		
Additions				132,373
Other Features	WB Stks	RR		25,909

Sub-Total	447,212
Grade B	
Factor 1.2600	563,487
CDU	
C&D Factor 1.00	563,487
Depreciation	
35 %	366,267
Computed cost value @ 70%	256,387

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	460	52,661
L Living Area	BSMT Basement addition	460	8,477
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FOFF Frame open first flo	92	5,605
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	AIR Air conditioning	460	1,398
L Living Area	AIR Air conditioning	40	122

Total additions 132,373

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	01	Hardwood	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	40	B	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	02	Rec Room w/o air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1979

