

Property at 00082 OLD MILL ROAD

Prop ID 3380082

Printed 07-Feb-2024 10:39 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GASTON JOHN ZELL IV
Second name:
Address: 82 OLD MILL ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 3380082 Neigh.: AR Zone: R40 Vol: 595 Page: 18

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Aug-2009
Resident Land	.92	105,000				Sale price: 389,000
Resident Dwelling	1.00	193,480				Sale valid:
					Values	
Resident Excess	.03	160				Mkt value : Cost value: 426,629
Summary			Utilities		Sales ratios	
Total assessments		298,640	Water	Connecticut	Cost/sale :	1.0967
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		298,640	Gas	None	Assmt/sale:	.7677

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	.030	7,500	225			225	158
Residual		1,307						
				.950 acres	Total land value		150,225	105,158

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	7
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addn'l fixtures	2
Grade	37	B-	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	05	Living Area W/ A	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1974	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,988	308,110
Basement	Full			
Heating	Yes	A/C Yes		8,800
Plumbing	2 F/B	2 H/B 2 Add'l fix.	Wh/p	13,000
Attic	None	Attic size:	Saunas	
Additions				7,417
Other Features		WB Stks	Bsmt Gar	26,109
Sub-Total				363,436
Grade	B-	Factor 1.1700		425,220
CDU		C&D Factor 1.00		425,220
Depreciation		35 %		276,393
Computed cost value @ 70%				193,475

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	280	7,417
Total additions			7,417

