

Property at 00088 OLD MILL ROAD

Prop ID 3380088

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Administrative Information

Owner name: FINEBERG MARK E & KATIE R
 Second name:
 Address: 88 OLD MILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 3380088 Neigh.: AR Zone: R40 Vol: 560 Page: 196

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	370,580
Resident Outbldg	1.00	13,300

Exemptions

Exempt Cat	Amount
Resident Excess	.05 260

Last sale

Sale date: 04-Jun-2007
 Sale price: 527,500
 Sale valid: Y

Values

Mkt value :
 Cost value: 698,771

Summary

Total assessments	489,140
Total exemptions	
Net assessment	489,140

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.3247
 Mkt/sale :
 Assmt/sale: .9273

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	.050	7,500	375		375	263
Residual	2,178						

.970 acres

Total land value

150,375

105,263

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	01	Plaster		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	40	B		
Garage	12	Basement 2 car		
Area Over Gar.	99	None		
Basement	04	Full with walk-o		
Bsmt Fin Qual	04	Living Area w/o		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1972

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,144	292,420
Basement	Full with walk				
Heating	Yes	A/C Yes			8,390
Plumbing	4 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	15,500
Attic	None	Attic size:			
Additions					298,340
Other Features	WB Stks		Bsmt Gar		31,739
Sub-Total					646,389
Grade	B	Factor 1.2600			814,450
CDU		C&D Factor 1.00			814,450
Depreciation		35 %			529,393
Computed cost value @ 70%					370,575

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	44	4,030
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L Living Area	OVER Frame Overhang	12	1,099
P Porches, Patios, Decks	DECK Wood deck	624	16,530
L Living Area	FRFF Frame first floor	552	63,194
L Living Area	BSMT Basement addition	552	10,172
G Garages	FRL Attached frame GT 65	2,160	96,772
G Garages	FSF Full-story fin o/gar	1,440	96,457
L Living Area	AIR Air conditioning	1,440	4,378
L Living Area	AIR Air conditioning	552	1,678

Total additions 298,340

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	32	512	74.05		C	37,914	50	19,000
Value at 70%					13,300	Value at 100%			
						19,000			

