

Property at 00106 OLD MILL ROAD

Prop ID 3380106

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Administrative Information

Owner name: GOSS BENNETT & SARAH
 Second name:
 Address: 106 OLD MILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 3380106 Neigh.: Zone: R40 Vol: 733 Page: 396

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 07-Oct-2019
Resident Land	.92	122,500				Sale price: 665,000
Resident Dwelling	1.00	470,320				Sale valid:
Resident Outbldg	2.00	25,270				Values
Resident Excess	.04	230				Mkt value :
						Cost value: 883,314
Summary			Utilities		Sales ratios	
Total assessments		618,320	Water	Connecticut	Cost/sale :	1.3283
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		618,320	Gas	None	Assmt/sale:	.9298

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site		40,075						
RES	12	.044	7,500	330			330	231
Residual		1,917						
		.964 acres	Total land value				175,330	122,731

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	12
Interior Walls	02	Drywall	Bedrooms	6
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	01	Oil	Half Baths	2
Attic	04	Fully finished w	Addtn'l fixtures	4
Grade	47	A-	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	4
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1988	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,941
Basement	Full		448,060
Heating	Yes	A/C Yes	12,780
Plumbing	4 F/B	2 H/B	4 Add'l fix.
Attic	Fully finished w/WH	1 Wh/p	Saunas
Additions		Attic size: 950	32,909
Other Features	WB Stks	RR	150,319
			42,308
Sub-Total			712,876
Grade	A-	Factor 1.4500	1,033,670
CDU		C&D Factor 1.00	1,033,670
Depreciation		35 %	671,886
		Computed cost value @ 70%	470,320

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	672	30,107
G Garages	FSF Full-story fin o/gar	672	45,013
L Living Area	AIR Air conditioning	672	2,043
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	FRUF Frame upper full	120	10,048
L Living Area	FRFF Frame first floor	80	9,158
P Porches, Patios, Decks	FEFF Frame enclosed first	256	24,413
P Porches, Patios, Decks	DECK Wood deck	532	14,093
L Living Area	OVER Frame Overhang	8	733
L Living Area	AIR Air conditioning	320	973

Total additions 150,319

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	18	24	432	55.95	2008	C	24,170	50	12,100
Block Detach Garage									
RP1 Pool w/ Plastic Linr	18	36	648	74.05	2021	C	47,984	50	24,000
Value at 70%	25,270		Value at 100%		36,100				

