

Property at 00113 OLD MILL ROAD

Prop ID 3380113

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Administrative Information

Owner name: GAUL SCOTT E & KRISTEN A
 Second name:
 Address: 113 OLD MILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 3380113 Neigh.: Zone: R40 Vol: 565 Page: 573

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	532,360
Resident Outbldg	1.00	20,720

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Sep-2007
 Sale price: 819,000
 Sale valid:

Values

Mkt value :
 Cost value: 966,671

Summary

Total assessments	676,670
Total exemptions	
Net assessment	676,670

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1803
 Mkt/sale :
 Assmt/sale: .8262

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	.207	7,500	1,553			1,553	1,087
Residual	9,017							

1.127 acres

Total land value

176,553

123,587

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	02	Hip		
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	3
Attic	99	None	Addtn'l fixtures	4
Grade	47	A-	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1987	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,364	530,670
Basement	Full				
Heating	Yes	A/C Yes			15,110
Plumbing	3 F/B	3 H/B	4 Add'l fix.	1 Wh/p	25,000
Attic	None		Attic size:		
Additions					148,903
Other Features	Mason Trim	WB Stks	RR		87,232

Sub-Total					806,915
Grade	A-	Factor 1.4500			1,170,027
CDU		C&D Factor 1.00			1,170,027
Depreciation		35 %			760,518
		Computed cost value @ 70%			532,363

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	13	1,191
L Living Area	OVER Frame Overhang	13	1,191
L Living Area	AIR Air conditioning	26	79
L Living Area	OVER Frame Overhang	14	1,282
L Living Area	AIR Air conditioning	14	43
G Garages	FR Attached frame LE 65	891	37,477
L Living Area	FRUF Frame upper full	850	71,171
L Living Area	AIR Air conditioning	850	2,584
P Porches, Patios, Decks	FEFF Frame enclosed first	252	24,031
P Porches, Patios, Decks	DECK Wood deck	372	9,854

Total additions 148,903

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	20	40	800	74.05		C	59,240	50	29,600
Value at 70%	20,720						Value at 100%		29,600

