

Property at 00146 OLD MILL ROAD

Prop ID 3380146

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Administrative Information

Owner name: MCGUFF STEPHEN J &
 Second name: CHERYL A
 Address: 146 OLD MILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 3380146 Neigh.: Zone: R40 Vol: 286 Page: 300

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Nov-1993
Resident Land	.92	122,500				Sale price: 501,280
Resident Outbldg	2.00	14,000				Sale valid:
Resident Dwelling	1.00	365,020				Values
Resident Excess	.17	890				Mkt value :
						Cost value: 717,729
Summary			Utilities		Sales ratios	
Total assessments		502,410	Water	Connecticut	Cost/sale :	1.4318
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		502,410	Gas	None	Assmt/sale:	1.0023

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	.170	7,500	1,275			1,275	893
Residual		7,405						
1.090 acres		Total land value		176,275		123,393		

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	4
Attic	99	None	Half Baths	3
Grade	43	B+	Finish bsmt sz	660
Garage	23	Attached 3 car	Addtn'l fixtures	3
Area Over Gar.	99	None	Whirlpools	1
Basement	04	Full with walk-o	Saunas	
Bsmt Fin Qual	04	Living Area w/o	# Living Units	3,554
Air Condition	01	Central Air	M/F stacks	
Interior Cond	05	Good	W/B stacks	2
Exterior Cond	05	Good	W/B openings	2
Actual Year Built: 1992				

Building Valuation Summary

		Area	
Dwelling	Frame 1 1/2 story w/bsmt	2,092	416,410
Basement	Full with walk		
Heating	Yes A/C Yes		11,870
Plumbing	4 F/B 3 H/B 3 Add'l fix. 1 Wh/p	Saunas	29,500
Attic	None Attic size:		
Additions			104,725
Other Features	WB Stks		31,743
Sub-Total			594,248
Grade	B+	Factor 1.3500	802,235
CDU		C&D Factor 1.00	802,235
Depreciation		35 %	521,453
		Computed cost value @ 70%	365,017

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	28	3,205
L Living Area	BSMT Basement addition	28	516
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L Living Area	BSMT Basement addition	28	516
L Living Area	FRFF Frame first floor	12	1,374
L Living Area	BSMT Basement addition	12	221
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	BSMT Basement addition	180	3,317
L Living Area	AIR Air conditioning	180	547
G Garages	FRL Attached frame GT 65	728	32,616
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	BSMT Basement addition	168	3,096
L Living Area	AIR Air conditioning	168	511
P Porches, Patios, Decks	TERR Terrace	274	10,887

Total additions 104,725

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00	1997	C	2,400	50	1,200
Utility Shed									
RG1 Frame or Con	24	28	672	55.95	2022	C	37,598	50	18,800
Block Detach Garage									
Value at 70%	14,000		Value at 100%		20,000				

