

Property at 00040 SAW MILL LANE

Prop ID 3850040

Printed 07-Feb-2024 1:04 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: BRAFFORD JEANNINE  
 Second name:  
 Address: 40 SAW MILL LANE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 025 Clerk map:  
 Lot: 3850040 Neigh.: Zone: R40 Vol: 757 Page: 184

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .78  | 105,000 |
| Resident Dwelling | 1.00 | 116,800 |
| Resident Outbldg  | 1.00 | 1,610   |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 24-Mar-2021  
 Sale price: 305,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 319,157

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 223,410 |
| Total exemptions  |         |
| Net assessment    | 223,410 |

## Utilities

| Water | Connecticut |
|-------|-------------|
| Sewer | Septic      |
| Gas   | None        |

## Sales ratios

Cost/sale : 1.0464  
 Mkt/sale :  
 Assmt/sale: .7325

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .780       | 150,000 | 150,000 |      |      | 150,000 | 105,000   |
| Primary Site |     | 33,977     |         |         |      |      |         |           |

.780 acres Total land value 150,000 105,000

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |  |
|----------------|------|------------------|-------------------------|--|
| Style          | 01   | Ranch            |                         |  |
| Exterior Walls | 04   | Vinyl Siding     |                         |  |
| Roof Material  | 01   | Asphalt Shingles |                         |  |
| Roof Type      | 01   | Gable            |                         |  |
| Foundation     | 01   | Poured Concrete  |                         |  |
| Interior Walls | 02   | Drywall          |                         |  |
| Floors         | 01   | Hardwood         |                         |  |
| Heating System | 01   | Hot Water        |                         |  |
| Fuel           | 02   | Natural Gas      |                         |  |
| Attic          | 99   | None             |                         |  |
| Grade          | 30   | C                |                         |  |
| Garage         | 22   | Attached 2 car   |                         |  |
| Area Over Gar. | 99   | None             |                         |  |
| Basement       | 01   | Full             |                         |  |
| Bsmt Fin Qual  | 02   | Rec Room w/o air |                         |  |
| Air Condition  | 06   | Ductless Split U |                         |  |
| Interior Cond  | 05   | Good             |                         |  |
| Exterior Cond  | 05   | Good             |                         |  |
|                |      |                  | Actual Year Built: 1961 |  |

## Building Valuation Summary

|                |       |                |             |       |         |
|----------------|-------|----------------|-------------|-------|---------|
| Dwelling       | Frame | 1 story w/bsmt | Area        | 1,008 | 179,150 |
| Basement       | Full  |                |             |       |         |
| Heating        | Yes   | A/C Yes        |             |       | 5,160   |
| Plumbing       | 1 F/B | 1 H/B          | Add'l fix.  | Wh/p  | Saunas  |
| Attic          | None  |                | Attic size: |       | 3,500   |
| Additions      |       |                |             |       | 50,405  |
| Other Features |       | WB Stks        | RR          |       | 18,499  |

|              |   |                           |  |  |         |
|--------------|---|---------------------------|--|--|---------|
| Sub-Total    |   |                           |  |  | 256,714 |
| Grade        | C | Factor 1.0000             |  |  | 256,714 |
| CDU          |   | C&D Factor 1.00           |  |  | 256,714 |
| Depreciation |   | 35 %                      |  |  | 166,864 |
|              |   | Computed cost value @ 70% |  |  | 116,805 |

## Building additions

| Category                 | Type                    | Area | Value  |
|--------------------------|-------------------------|------|--------|
| G Garages                | FR Attached frame LE 65 | 440  | 19,880 |
| L Living Area            | FRFF Frame first floor  | 220  | 25,186 |
| P Porches, Patios, Decks | CPAT Concrete patio     | 60   | 511    |
| P Porches, Patios, Decks | DECK Wood deck          | 157  | 4,159  |
| L Living Area            | AIR Air conditioning    | 220  | 669    |

Total additions 50,405

## Outbuilding Information

| Description  | Wid | Len | Area  | Rate  | Year | Cnd | RCN           | Depr | Value |
|--------------|-----|-----|-------|-------|------|-----|---------------|------|-------|
| RS1 Frame    | 10  | 15  | 150   | 30.00 | 2004 | C   | 4,500         | 50   | 2,300 |
| Utility Shed |     |     |       |       |      |     |               |      |       |
| Value at 70% |     |     | 1,610 |       |      |     | Value at 100% |      | 2,300 |

