

Property at 00028 COACHMANS RUN

Prop ID 1850028

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Administrative Information

Owner name: ARTMAN JAROD J & KATE
 Second name:
 Address: 28 COACHMANS RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1850028 Neigh.: AR Zone: R40 Vol: 788 Page: 454

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	382,160
Resident Outbldg	1.00	1,470

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Sep-2023
 Sale price: 800,000
 Sale valid: 07

Values

Mkt value :
 Cost value: 727,700

Summary

Total assessments	509,390
Total exemptions	
Net assessment	509,390

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9096
 Mkt/sale :
 Assmt/sale: .6367

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	.620	7,500	4,650			4,650	3,255
Residual	27,007							

1.540 acres

Total land value

179,650

125,755

Residential Dwelling Information

Subject

Code Description

Condominium

Style	02	Cape		
Exterior Walls	01	Clapboards		
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	01	Oil		
Attic	99	None		
Grade	43	B+		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good		

Actual Year Built: 1981

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	1,246	272,340
Basement	Full			
Heating	Yes	A/C Yes		7,810
Plumbing	2 F/B	1 H/B 4 Add'l fix.	Wh/p	10,500
Attic	None	Attic size:		
Additions				208,102
Other Features		WB Stks		6,750
Sub-Total				505,502
Grade	B+	Factor 1.3500		682,428
CDU		C&D Factor 1.00		682,428
Depreciation		20 %		545,942
		Computed cost value @ 70%		382,159

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	BSMT Basement addition	364	6,708
L Living Area	FRFF Frame first floor	364	41,671
L Living Area	AIR Air conditioning	364	1,107
L Living Area	FRFF Frame first floor	528	60,446
L Living Area	AIR Air conditioning	528	1,605
L Living Area	BSMT Basement addition	350	6,450
L Living Area	FRFF Frame first floor	350	40,068
L Living Area	AIR Air conditioning	350	1,064
P Porches, Patios, Decks	DECK Wood deck	760	20,132
L Living Area	OVER Frame Overhang	10	916
L Living Area	OVER Frame Overhang	10	916
L Living Area	OVER Frame Overhang	10	916
L Living Area	OVER Frame Overhang	10	916

Total additions 208,102

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2024	C	4,200	50	2,100
Utility Shed									
Value at 70%			1,470				Value at 100%		2,100

