

Property at 00004 COACHMANS RUN

Prop ID 1850004

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Administrative Information

Owner name: KO WING H AND
 Second name: CHEN I-HSIN
 Address: 4 COACHMANS RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1850004 Neigh.: AR Zone: R40 Vol: 471 Page: 400

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	251,570

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Jul-2003
 Sale price: 342,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 534,386

Summary

Total assessments	374,070
Total exemptions	
Net assessment	374,070

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.5625
 Mkt/sale :
 Assmt/sale: 1.0938

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					

.920 acres Total land value 175,000 122,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	2
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1980	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,204	304,130
Basement	Full				
Heating	Yes	A/C Yes			8,730
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,500
Additions					102,943
Other Features		WB Stks			13,500
Sub-Total					438,803
Grade	B	Factor 1.2600			552,892
CDU		C&D Factor 1.00			552,892
Depreciation		35 %			359,380
Computed cost value @ 70%					251,566

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	12	1,374
L Living Area	FRFF Frame first floor	350	40,068
L Living Area	BSMT Basement addition	350	6,450
P Porches, Patios, Decks	DECK Wood deck	96	2,543
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698
L Living Area	OVER Frame Overhang	43	3,938
L Living Area	AIR Air conditioning	350	1,064
L Living Area	AIR Air conditioning	43	131
P Porches, Patios, Decks	DECK Wood deck	252	6,675
P Porches, Patios, Decks	DECK Wood deck	144	3,815

Total additions 102,943

