

Property at 00005 COACHMANS RUN

Prop ID 1850005

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Administrative Information

Owner name: WALTER JAMES H AND
 Second name: CATHY B
 Address: 5 COACHMANS RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1850005 Neigh.: AR Zone: R40 Vol: 325 Page: 297

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	344,830
Resident Outbldg	1.00	1,050

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Oct-1996
 Sale price: 370,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 669,571

Summary

Total assessments	468,700
Total exemptions	
Net assessment	468,700

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.8097
 Mkt/sale :
 Assmt/sale: 1.2668

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	.060	7,500	450			450	315
Residual	2,614							

.980 acres Total land value 175,450 122,815

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
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	02	Forced Hot Air	
Fuel	01	Oil	
Attic	99	None	
Grade	47	A-	
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	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1982

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	Value
Basement	Full		1,040	272,110
Heating	Yes	A/C Yes		7,820
Plumbing	3 F/B	H/B 3 Add'l fix. 1 Wh/p	Saunas	14,000
Attic	None	Attic size:		
Additions				203,857
Other Features	Mason Trim WB Stks			24,883

Sub-Total		522,670
Grade	A-	Factor 1.4500
CDU	C&D Factor 1.00	757,872
Depreciation	35 %	492,617
	Computed cost value @ 70%	344,832

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	512	58,614
L Living Area	FRUH Frame upper half	512	26,182
L Living Area	BSMT Basement addition	512	9,435
L Living Area	AIR Air conditioning	512	1,556
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	FRFF Frame first floor	440	50,372
L Living Area	BSMT Basement addition	440	8,108
P Porches, Patios, Decks	BPAT Brick/flagstone pati	988	22,530

Total additions 203,857

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	10	100	30.00		C	3,000	50	1,500
Utility Shed									
Value at 70%			1,050				Value at 100%		1,500

