

Property at 00012 COACHMANS RUN

Prop ID 1850012

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Administrative Information

Owner name: WATSON AMIE L TRUSTEE
 Second name:
 Address: 12 COACHMANS RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1850012 Neigh.: AR Zone: R40 Vol: 781 Page: 768

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	328,850
Resident Outbldg	2.00	18,970

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Jul-2020
 Sale price: 545,000
 Sale valid:

Values

Mkt value :
 Cost value: 672,486

Summary

Total assessments	470,740
Total exemptions	
Net assessment	470,740

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2339
 Mkt/sale :
 Assmt/sale: .8637

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	.080	7,500	600			600	420
Residual		3,485						

1.000 acres

Total land value

175,600

122,920

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	373,660
Basement	Full		1,560	
Heating	Yes	A/C Yes		10,690
Plumbing	3 F/B	1 H/B 4 Add'l fix.	Wh/p	15,500
Attic	None	Attic size:		
Additions				53,334
Other Features	Mason Trim WB Stks	RR		45,256

Sub-Total		498,440
Grade	A-	Factor 1.4500
CDU	C&D Factor 1.00	722,738
Depreciation	35 %	469,780
	Computed cost value @ 70%	328,846

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	600	26,123
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310
P Porches, Patios, Decks	DECK Wood deck	336	8,901

Total additions 53,334

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	01	Hot Water	
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	03	Rec Room W/ Air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1982

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	38	684	74.05	2004	C	50,650	50	25,300
RS1 Frame Utility Shed	10	12	120	30.00	2011	C	3,600	50	1,800

Value at 70% 18,970

Value at 100% 27,100

