

Property at 00016 COACHMANS RUN

Prop ID 1850016

Printed 05-Feb-2024 3:46 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SCHUSTER MICHAEL D AND
 Second name: DARCY D
 Address: 16 COACHMANS RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1850016 Neigh.: AR Zone: R40 Vol: 627 Page: 640

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	433,690
Resident Outbldg	1.00	2,660

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Aug-2011
 Sale price: 600,000
 Sale valid:

Values

Mkt value :
 Cost value: 798,886

Summary

Total assessments	559,220
Total exemptions	
Net assessment	559,220

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.3315
 Mkt/sale :
 Assmt/sale: .9320

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	.070	7,500	525			525	368
Residual	3,049							
.990 acres				Total land value			175,525	122,868

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	50	A		
Garage	23	Attached 3 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		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,462	354,520
Basement	Full				
Heating	Yes	A/C Yes			10,150
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p	17,000
Attic	None		Attic size:		
Additions					188,304
Other Features	Mason Trim	WB Stks	RR		44,970
Sub-Total					614,944
Grade	A	Factor 1.5500			953,163
CDU		C&D Factor 1.00			953,163
Depreciation		35 %			619,556
Computed cost value @ 70%					433,689

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	792	35,483
L Living Area	FRFF Frame first floor	416	47,624
L Living Area	AIR Air conditioning	416	1,265
L Living Area	FRFF Frame first floor	200	22,896
L Living Area	FRUF Frame upper full	200	16,746
L Living Area	AIR Air conditioning	400	1,216
P Porches, Patios, Decks	DECK Wood deck	192	5,086
L Living Area	BSMT Basement addition	112	2,064
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	AIR Air conditioning	112	340
L Living Area	BSMT Basement addition	192	3,538
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	AIR Air conditioning	192	584
L Living Area	FRUF Frame upper full	192	16,076
L Living Area	AIR Air conditioning	192	584

Total additions 188,304

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	16	256	30.00		C	7,680	50	3,800
Utility Shed									
Value at 70%					2,660	Value at 100%			
						3,800			

