

Property at 00022 COACHMANS RUN

Prop ID 1850022

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Administrative Information

Owner name: THOMPSON ANDREW B AND
 Second name: RINALDI MONICA R
 Address: 22 COACHMANS RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1850022 Neigh.: AR Zone: R40 Vol: 709 Page: 1258

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	312,060

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Jun-2017
 Sale price: 557,000
 Sale valid:

Values

Resident Excess .06 320
 Mkt value :
 Cost value: 621,257

Summary

Total assessments	434,880
Total exemptions	
Net assessment	434,880

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1154
 Mkt/sale :
 Assmt/sale: .7808

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	Story Height 2.0			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	9	Garage cars	2
Interior Walls	02	Drywall	Bedrooms	5	Unfinished area	
Floors	01	Hardwood	Family Rooms	1	Dormer linear f	
Heating System	01	Hot Water	Full Baths	3	Masonry trim sf	
Fuel	01	Oil	Half Baths	1	Finish bsmt sz	
Attic	99	None	Addn'l fixtures	2	Rec Room Size	
Grade	47	A-	Whirlpools	1	Living area	3,168
Garage	22	Attached 2 car	Saunas		# Living Units	1
Area Over Gar.	01	Fully Finished	M/F stacks			
Basement	01	Full	W/B stacks	2		
Bsmt Fin Qual	01	Unfinished	W/B openings	3		
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1981			

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,176	298,670
Basement	Full			
Heating	Yes	A/C Yes		8,570
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	17,000
Attic	None	Attic size:		
Additions				132,757
Other Features		WB Stks		16,000
Sub-Total				472,997
Grade	A-	Factor 1.4500		685,846
CDU		C&D Factor 1.00		685,846
Depreciation		35 %		445,800
Computed cost value @ 70%				312,060

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	OVER Frame Overhang	7	641
P Porches, Patios, Decks	DECK Wood deck	792	20,980
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	BSMT Basement addition	360	6,634
L Living Area	AIR Air conditioning	360	1,094
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	AIR Air conditioning	96	292
G Garages	FSF Full-story fin o/gar	336	22,507
L Living Area	AIR Air conditioning	336	1,021

Total additions 132,757

