

Property at 00027 COACHMANS RUN

Prop ID 1850027

Printed 05-Feb-2024 3:47 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MORRONE DONALD S & LISA C
 Second name:
 Address: 27 COACHMANS RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map: 81 023
 Lot: 1850027 Neigh.: AR Zone: R40 Vol: 760 Page: 487

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	500,330
Resident Outbldg	1.00	25,060

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 01-Jun-2021
 Sale price: 729,900
 Sale valid:

Values

Mkt value :
 Cost value: 928,629

Summary

Total assessments	650,040
Total exemptions	
Net assessment	650,040

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2723
 Mkt/sale :
 Assmt/sale: .8906

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	.410	7,500	3,075		3,075	2,153
Residual	17,860						

1.330 acres

Total land value

178,075

124,653

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	11
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	04	Fully finished w	Dormer linear f	16
Grade	50	A	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	632
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	7
Air Condition	01	Central Air	Rec Room Size	900
Interior Cond	05	Good	Living area	5,119
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1981	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,800	420,530
Basement	Full			
Heating	Yes	A/C Yes		12,010
Plumbing	4 F/B	1 H/B	7 Add'l fix.	1 Wh/p
Attic	Fully finished w/WH		Attic size: 1,800	Saunas
Additions				24,500
Other Features	Mason Trim WB Stks	RR		53,946
				149,188
				49,260

Sub-Total			709,434
Grade	A	Factor 1.5500	1,099,623
CDU		C&D Factor 1.00	1,099,623
Depreciation		35 %	714,755
		Computed cost value @ 70%	500,329

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	357	9,457
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	BSMT Basement addition	112	2,064
L Living Area	AIR Air conditioning	112	340
P Porches, Patios, Decks	DECK Wood deck	144	3,815
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310
G Garages	FR Attached frame LE 65	729	31,156
L Living Area	FRUF Frame upper full	768	64,305
L Living Area	AIR Air conditioning	768	2,335
L Living Area	FRFF Frame first floor	39	4,465
L Living Area	AIR Air conditioning	39	119

Total additions 149,188

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	36	648	110.5		C	71,636	50	35,800
Value at 70%	25,060		Value at 100%				35,800		

