

Property at 00056 COPPLESTONE

Prop ID 1910056

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Administrative Information

Owner name: GOODWIN RODNEY K G AND
 Second name: LYNDA E
 Address: 56 COPPLESTONE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1910056 Neigh.: Zone: R30 Vol: 149 Page: 0189

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 31-Jul-1984
Resident Land	.92	115,500				Sale price: 275,000
Resident Dwelling	1.00	273,850				Sale valid:
					Values	
Resident Excess	.46	2,420			Mkt value :	
					Cost value: 559,671	
Summary			Utilities		Sales ratios	
Total assessments	391,770		Water	Connecticut	Cost/sale :	2.0352
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	391,770		Gas	CNG	Assmt/sale:	1.4246

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	165,000	165,000			165,000	115,500
Primary Site		40,075						
RES	12	.460	7,500	3,450			3,450	2,415
Residual		20,038						
1.380 acres			Total land value				168,450	117,915

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,355	333,620
Basement	Full with walk				
Heating	Yes	A/C Yes			9,560
Plumbing	3 F/B	1 H/B	3 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		15,000
Additions					85,245
Other Features	Mason Trim	WB Stks	RR	Bsmt Gar	34,253
Sub-Total					477,678
Grade	B	Factor 1.2600			601,874
CDU		C&D Factor 1.00			601,874
Depreciation		35 %			391,218
Computed cost value @ 70%					273,853

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	300	7,947
P Porches, Patios, Decks	BPAT Brick/flagstone pati	100	2,280
L Living Area	FRFF Frame first floor	506	57,927
L Living Area	BSMT Basement addition	506	9,325
L Living Area	OVER Frame Overhang	68	6,228
L Living Area	AIR Air conditioning	506	1,538
Total additions			85,245

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	12	Basement 2 car	Masonry trim sf	256
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	825
Interior Cond	05	Good	Living area	3,284
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1984				

