

Property at 00015 STAGECOACH ROAD

Prop ID 4050015

Printed 06-Aug-2025 2:32 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: REJNIAK MARION S AND
Second name: MARIANNE B
Address: 15 STAGECOACH ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 4050015 Neigh.: AR Zone: R40 Vol: 083 Page: 1022

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	170,780

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Oct-1973
Sale price: 13,500
Sale valid:

Values

Resident Excess	.46	2,420

Summary

Total assessments	278,200
Total exemptions	
Net assessment	278,200

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 29.4392
Mkt/sale :
Assmt/sale: 20.6074

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site		40,075						
RES	12	.460	7,500	3,450			3,450	2,415
Residual		20,038						

1.380 acres Total land value 153,450 107,415

Building Valuation Summary

					Area	
Dwelling	Frame	1 story w/bsmt			1,568	252,840
Basement	Full with walk					
Heating	Yes	A/C Yes				7,240
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None		Attic size:			
Additions						46,668
Other Features	Mason Trim WB Stks					32,292

Sub-Total						347,540
Grade	C+		Factor 1.0800			375,343
CDU			C&D Factor 1.00			375,343
Depreciation			35 %			243,973
			Computed cost value @ 70%			170,781

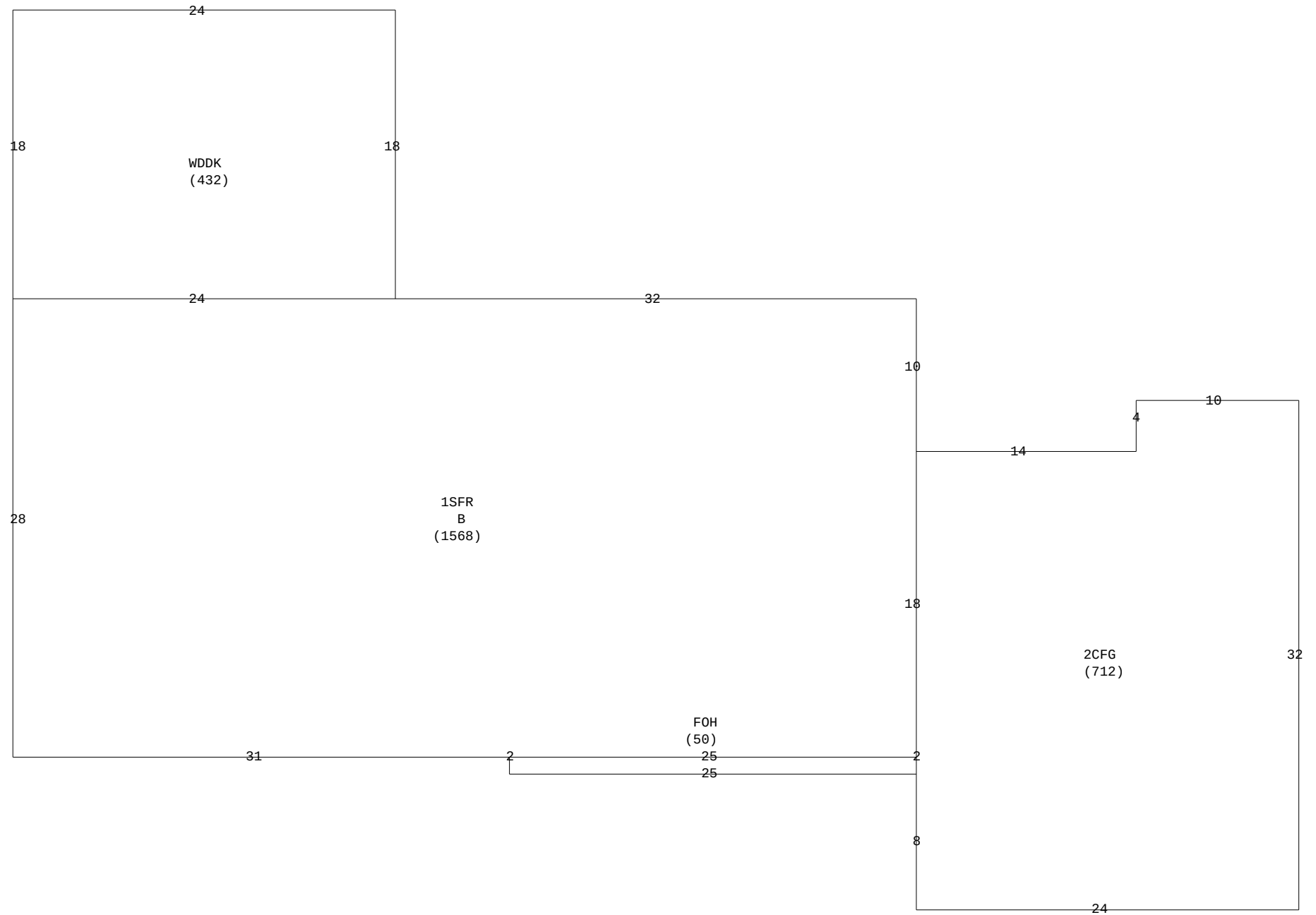
Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	432	11,444
L Living Area	OVER Frame Overhang	50	4,579
G Garages	FR Attached frame LE 65	712	30,493
L Living Area	AIR Air conditioning	50	152

Total additions 46,668

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	05	Living Area W/ A	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1975	



Total Living Area=2318sq ft (1568 main area 50 FOH 700 FBLA)