

Property at 00034 STAGECOACH ROAD

Prop ID 4050034

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Administrative Information

Owner name: MCCLURE JUDITH F AND
 Second name: LAWRENCE D
 Address: 34 STAGECOACH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4050034 Neigh.: AR Zone: R40 Vol: 219 Page: 743

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	390,390
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Mar-1989
 Sale price: 540,000
 Sale valid:

Values

Mkt value :
 Cost value: 710,100

Summary

Total assessments	497,070
Total exemptions	
Net assessment	497,070

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.3150
 Mkt/sale :
 Assmt/sale: .9205

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						

.920 acres

Total land value

150,000

105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1987

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,488	359,600
Basement	Full			
Heating	Yes	A/C Yes		10,290
Plumbing	3 F/B	2 H/B 3 Add'l fix.	1 Wh/p	21,000
Attic	None	Attic size:		
Additions				165,536
Other Features		WB Stks	RR	35,303
Sub-Total				591,729
Grade	A-	Factor 1.4500		858,007
CDU		C&D Factor 1.00		858,007
Depreciation		35 %		557,705
Computed cost value @ 70%				390,394

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	AIR Air conditioning	144	438
L Living Area	BSMT Basement addition	144	2,654
L Living Area	FRUF Frame upper full	96	8,038
L Living Area	AIR Air conditioning	96	292
P Porches, Patios, Decks	FOFF Frame open first flo	256	15,597
L Living Area	FRUF Frame upper full	700	58,611
G Garages	FR Attached frame LE 65	868	36,580
L Living Area	AIR Air conditioning	700	2,128
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	AIR Air conditioning	84	255
P Porches, Patios, Decks	BPAT Brick/flagstone pati	544	12,405
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437

Total additions 165,536

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2016	C	4,800	50	2,400
Utility Shed									
Value at 70%		1,680		Value at 100%		2,400			

