

Property at 00046 STAGECOACH ROAD

Prop ID 4050046

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Administrative Information

Owner name: DOUGLASS MARK T & ALINA TTEES
 Second name:
 Address: 46 STAGECOACH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4050046 Neigh.: AR Zone: R40 Vol: 793 Page: 767

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	328,130

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Feb-2003
 Sale price: 470,000
 Sale valid:

Values

Mkt value :
 Cost value: 618,757

Summary

Total assessments	433,130
Total exemptions	
Net assessment	433,130

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.3165
 Mkt/sale :
 Assmt/sale: .9216

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.	03	Partial		
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	1,050	274,060
Basement	Full				
Heating	Yes	A/C Yes			7,880
Plumbing	3 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	14,000
Attic	None	Attic size:			
Additions					171,947
Other Features		WB Stks	RR		29,463
Sub-Total					497,350
Grade	A-	Factor 1.4500			721,158
CDU		C&D Factor 1.00			721,158
Depreciation		35 %			468,753
Computed cost value @ 70%					328,127

Building additions

Category	Type	Area	Value
L Living Area	FRUF Frame upper full	56	4,689
L Living Area	AIR Air conditioning	56	170
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	AIR Air conditioning	140	426
L Living Area	BSMT Basement addition	140	2,580
P Porches, Patios, Decks	DECK Wood deck	392	10,384
L Living Area	FRFF Frame first floor	56	6,411
L Living Area	AIR Air conditioning	56	170
L Living Area	FRFF Frame first floor	294	33,657
L Living Area	AIR Air conditioning	294	894
L Living Area	FRUH Frame upper half	294	15,034
L Living Area	AIR Air conditioning	147	447
L Living Area	BSMT Basement addition	294	5,418
G Garages	HSF Half-story fin o/gar	828	33,873
L Living Area	AIR Air conditioning	414	1,259
G Garages	FRL Attached frame GT 65	828	37,096

Total additions 171,947

