

Property at 00047 STAGECOACH ROAD

Prop ID 4050047

Printed 24-Jun-2024 12:49 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BURKE MICHAEL AND
Second name: ALLDAY CAITLIN
Address: 47 STAGECOACH ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 4050047 Neigh.: AR Zone: R40 Vol: 793 Page: 1225

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	325,110

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-May-2024
Sale price: 800,000
Sale valid:

Values

Mkt value :
Cost value: 615,043

Summary

Total assessments	430,530	
Total exemptions		
Net assessment	430,530	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : .7688
Mkt/sale :
Assmt/sale: .5382

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	.080	7,500	600			600	420
Residual	3,485							

1.000 acres

Total land value

150,600

105,420

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	4
Grade	47	A-	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1998

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,189	301,200
Basement	Full				
Heating	Yes	A/C Yes			8,640
Plumbing	3 F/B	1 H/B	4 Add'l fix.	1 Wh/p	18,000
Attic	None			Saunas	
Additions					111,874
Other Features	Mason Trim	WB Stks			17,862

Sub-Total					457,576
Grade	A-	Factor 1.4500			663,485
CDU		C&D Factor 1.00			663,485
Depreciation		30 %			464,440
		Computed cost value @ 70%			325,108

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	195	5,166
L Living Area	FRFF Frame first floor	270	30,910
L Living Area	BSMT Basement addition	270	4,976
L Living Area	AIR Air conditioning	270	821
L Living Area	OVER Frame Overhang	22	2,015
L Living Area	AIR Air conditioning	22	67
G Garages	FR Attached frame LE 65	598	26,045
G Garages	FSF Full-story fin o/gar	598	40,056
L Living Area	AIR Air conditioning	598	1,818

Total additions 111,874

