

Property at 00058 STAGECOACH ROAD

Prop ID 4050058

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Administrative Information

Owner name: POCKNETT LAWRENCE W AND
Second name: MARY M
Address: 58 STAGECOACH ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 4050058 Neigh.: AR Zone: R40 Vol: 199 Page: 46

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	330,270

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Oct-1987
Sale price: 496,000
Sale valid: Y

Values

Mkt value :
Cost value: 621,814

Summary

Total assessments	435,270
Total exemptions	
Net assessment	435,270

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2537
Mkt/sale :
Assmt/sale: .8776

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	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	1
Grade	43	B+	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1988	

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	2,103	418,280
Basement	Full			
Heating	Yes	A/C Yes		11,930
Plumbing	3 F/B	2 H/B	1 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				59,479
Other Features	Mason Trim	WB Stks	RR	27,992

Sub-Total			537,681
Grade	B+	Factor 1.3500	725,869
CDU		C&D Factor 1.00	725,869
Depreciation		35 %	471,815
		Computed cost value @ 70%	330,271

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	39	4,465
L Living Area	AIR Air conditioning	39	119
L Living Area	BSMT Basement addition	39	719
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	AIR Air conditioning	16	49
L Living Area	OVER Frame Overhang	25	2,290
L Living Area	AIR Air conditioning	25	76
P Porches, Patios, Decks	DECK Wood deck	588	15,576
L Living Area	FRUF Frame upper full	48	4,019
L Living Area	AIR Air conditioning	48	146
G Garages	FRL Attached frame GT 65	682	30,555

Total additions 59,479

