

Property at 00064 STAGECOACH ROAD

Prop ID 4050064

Printed 07-Feb-2024 2:25 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MAGEL STEFAN & LAUREN
Second name:
Address: 64 STAGECOACH ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 4050064 Neigh.: AR Zone: R40 Vol: 730 Page: 468

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	348,320

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Jul-2019
Sale price: 500,000
Sale valid:

Values

Resident Excess	.02	110
Mkt value :		
Cost value: 647,757		

Summary

Total assessments	453,430
Total exemptions	
Net assessment	453,430

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2955
Mkt/sale :
Assmt/sale: .9069

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	.020	7,500	150		150	105
Residual	871						

.940 acres

Total land value

150,150

105,105

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	2
Garage	23	Attached 3 car	Masonry trim sf	320
Area Over Gar.	02	Fully Unfinished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	360
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,326
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1987	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,280	318,980
Basement	Full			
Heating	Yes	A/C Yes		9,140
Plumbing	2 F/B	2 H/B	2 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				156,397
Other Features	Mason Trim	WB Stks	RR	27,942

Sub-Total			527,959
Grade	A-	Factor 1.4500	765,541
CDU		C&D Factor 1.00	765,541
Depreciation		35 %	497,602
		Computed cost value @ 70%	348,321

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	42	4,808
L Living Area	FRUF Frame upper full	42	3,517
L Living Area	AIR Air conditioning	42	128
P Porches, Patios, Decks	DECK Wood deck	460	12,185
L Living Area	FRFF Frame first floor	52	5,953
L Living Area	AIR Air conditioning	52	158
L Living Area	BSMT Basement addition	52	958
L Living Area	AIR Air conditioning	42	128
L Living Area	FRFF Frame first floor	420	48,082
L Living Area	AIR Air conditioning	420	1,277
L Living Area	FRUH Frame upper half	420	21,477
L Living Area	BSMT Basement addition	420	7,740
L Living Area	AIR Air conditioning	210	638
G Garages	FRL Attached frame GT 65	792	35,483
L Living Area	UATT Unfinished attic	792	13,865

Total additions 156,397

