

Property at 00075 STAGECOACH ROAD

Prop ID 4050075

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Administrative Information

Owner name: MALVANIA DEVANG &
 Second name: MALVANIA DIMPY DEVANG
 Address: 75 STAGECOACH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4050075 Neigh.: AR Zone: R40 Vol: 747 Page: 145

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Jun-2018
Resident Land	.92	105,000				Sale price: 520,000
Resident Dwelling	1.00	364,710				Sale valid:
					Values	
Resident Excess	.02	110				Mkt value :
					Cost value: 671,171	
Summary			Utilities		Sales ratios	
Total assessments		469,820	Water	Connecticut	Cost/sale :	1.2907
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		469,820	Gas	None	Assmt/sale:	.9035

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	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	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	4
Garage	22	Attached 2 car	Masonry trim sf	768
Area Over Gar.	99	None	Half Baths	
Basement	01	Full	Finish bsmt sz	1,200
Bsmt Fin Qual	04	Living Area w/o	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,074
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1987	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	2,260
Basement	Full		445,020
Heating	Yes	A/C Yes	12,680
Plumbing	4 F/B	H/B 2 Add'l fix. 1 Wh/p	18,500
Attic	None	Attic size:	
Additions			64,615
Other Features	Mason Trim WB Stks		52,928
Sub-Total			593,743
Grade	B+	Factor 1.3500	801,553
CDU		C&D Factor 1.00	801,553
Depreciation		35 %	521,009
Computed cost value @ 70%			364,706

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	555	24,367
L Living Area	FRFF Frame first floor	247	28,277
L Living Area	AIR Air conditioning	247	751
P Porches, Patios, Decks	BPAT Brick/flagstone pati	492	11,220
Total additions			64,615

