

Property at 00083 STAGECOACH ROAD

Prop ID 4050083

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Administrative Information

Owner name: KRENICKY ELIZABETH A
 Second name:
 Address: 83 STAGECOACH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4050083 Neigh.: AR Zone: R40 Vol: 808 Page: 781

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	338,630

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Jul-2017
 Sale price: 500,000
 Sale valid:

Values

Mkt value :
 Cost value: 633,986

Summary

Total assessments	443,790
Total exemptions	
Net assessment	443,790

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2680
 Mkt/sale :
 Assmt/sale: .8876

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	.030	7,500	225			225	158
Residual		1,307						

.950 acres Total land value 150,225 105,158

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	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	4
Grade	47	A-	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	03	Partial	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: 1987	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,618	384,980
Basement	Full			
Heating	Yes	A/C Yes		11,010
Plumbing	3 F/B	1 H/B 4 Add'l fix.	1 Wh/p	18,000
Attic	None	Attic size:		
Additions				73,379
Other Features	WB Stks	RR		25,897
Sub-Total				513,266
Grade	A-	Factor 1.4500		744,236
CDU		C&D Factor 1.00		744,236
Depreciation		35 %		483,753
Computed cost value @ 70%				338,627

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	460	12,185
L Living Area	FRUH Frame upper half	180	9,204
G Garages	FR Attached frame LE 65	792	33,614
L Living Area	FRFF Frame first floor	130	14,883
L Living Area	BSMT Basement addition	130	2,396
P Porches, Patios, Decks	FOFF Frame open first flo	18	1,097

Total additions 73,379

