

Property at 00086 STAGECOACH ROAD

Prop ID 4050086

Printed 07-Feb-2024 2:26 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HEIDARI MORTEZA & MOJDEH
 Second name:
 Address: 86 STAGECOACH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4050086 Neigh.: AR Zone: R40 Vol: 746 Page: 257

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	373,400

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Sep-2020
 Sale price: 558,500
 Sale valid:

Values

Mkt value :
 Cost value: 693,557

Summary

Total assessments	485,490
Total exemptions	
Net assessment	485,490

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2418
 Mkt/sale :
 Assmt/sale: .8693

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	1.350	7,500	10,125		10,125	7,088
Residual		58,806					

2.270 acres

Total land value

160,125

112,088

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	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	47	A-	Whirlpools	1
Garage	03	Built-in 3 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1988

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,574	376,390
Basement	Full			
Heating	Yes	A/C Yes		10,760
Plumbing	3 F/B	2 H/B	1 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				145,316
Other Features		WB Stks		13,500
Sub-Total				565,966
Grade	A-	Factor 1.4500		820,651
CDU		C&D Factor 1.00		820,651
Depreciation		35 %		533,423
Computed cost value @ 70%				373,396

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	268	30,681
L Living Area	BSMT Basement addition	268	4,939
L Living Area	AIR Air conditioning	268	815
P Porches, Patios, Decks	DECK Wood deck	210	5,563
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	FRUF Frame upper full	84	7,033
L Living Area	AIR Air conditioning	600	1,824
G Garages	FSF Full-story fin o/gar	600	40,190
G Garages	FRL Attached frame GT 65	924	41,397
L Living Area	AIR Air conditioning	84	255
L Living Area	AIR Air conditioning	84	255

Total additions 145,316

