

Property at 00089 STAGECOACH ROAD

Prop ID 4050089

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Administrative Information

Owner name: REDEMSKE MICHAEL R AND
 Second name: MARY JO
 Address: 89 STAGECOACH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4050089 Neigh.: AR Zone: R40 Vol: 199 Page: 4

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	337,180

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Oct-1987
 Sale price: 479,900
 Sale valid:

Values

Mkt value :
 Cost value: 632,057

Summary

Total assessments	442,440	
Total exemptions		
Net assessment	442,440	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 1.3171
 Mkt/sale :
 Assmt/sale: .9219

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	.050	7,500	375			375	263
Residual		2,178						

.970 acres

Total land value

150,375

105,263

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
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	3
Grade	47	A-	Whirlpools	1
Garage	23	Attached 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: 1987

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,202	303,740
Basement	Full			
Heating	Yes	A/C Yes		8,710
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	17,500
Attic	None	Attic size:		
Additions				167,629
Other Features		WB Stks		13,500

Sub-Total				511,079
Grade	A-	Factor 1.4500		741,065
CDU		C&D Factor 1.00		741,065
Depreciation		35 %		481,692
		Computed cost value @ 70%		337,184

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	804	34,083
G Garages	FSF Full-story fin o/gar	804	53,855
L Living Area	AIR Air conditioning	804	2,444
L Living Area	OVER Frame Overhang	10	916
P Porches, Patios, Decks	DECK Wood deck	80	2,119
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	BSMT Basement addition	352	6,487
L Living Area	AIR Air conditioning	352	1,070
P Porches, Patios, Decks	DECK Wood deck	256	6,781
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	BSMT Basement addition	144	2,654
L Living Area	AIR Air conditioning	144	438

Total additions 167,629

