

Property at 00092 STAGECOACH ROAD

Prop ID 4050092

Printed 07-Feb-2024 2:27 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GILLI ANTHONY & EMMA
 Second name:
 Address: 92 STAGECOACH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4050092 Neigh.: AR Zone: R40 Vol: 610 Page: 991

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	343,450
Resident Outbldg	1.00	20,510

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Aug-2010
 Sale price: 552,500
 Sale valid:

Values

Mkt value :
 Cost value: 675,571

Summary

Total assessments	472,900
Total exemptions	
Net assessment	472,900

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2228
 Mkt/sale :
 Assmt/sale: .8559

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	.750	7,500	5,625			5,625	3,938
Residual		32,670						

1.670 acres

Total land value

155,625

108,938

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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	07	Propane Gas	Half Baths	2
Attic	99	None	Addn'l fixtures	1
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	2
Air Condition	01	Central Air	# Living Units	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1987	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,356	333,820
Basement	Full			
Heating	Yes	A/C Yes		9,560
Plumbing	3 F/B	2 H/B	1 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				122,897
Other Features	Mason Trim	WB Stks	RR	34,299
Sub-Total				520,576
Grade	A-	Factor 1.4500		754,835
CDU		C&D Factor 1.00		754,835
Depreciation		35 %		490,643
Computed cost value @ 70%				343,450

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	400	45,792
L Living Area	BSMT Basement addition	400	7,371
L Living Area	AIR Air conditioning	400	1,216
G Garages	FRL Attached frame GT 65	832	37,275
L Living Area	FRUF Frame upper full	120	10,048
L Living Area	AIR Air conditioning	120	365
P Porches, Patios, Decks	DECK Wood deck	450	11,921
L Living Area	FRFF Frame first floor	40	4,579
L Living Area	FRUF Frame upper full	40	3,349
L Living Area	BSMT Basement addition	40	737
L Living Area	AIR Air conditioning	40	122
L Living Area	AIR Air conditioning	40	122

Total additions 122,897

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	22	36	792	74.05	2018	C	58,648	50	29,300
Value at 70%		20,510	Value at 100%		29,300				

