

Property at 00143 STAGECOACH ROAD

Prop ID 4050143

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Administrative Information

Owner name: MCGUIRE JOHN J JR AND
 Second name: TEDRA W
 Address: 143 STAGECOACH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4050143 Neigh.: AR Zone: R40 Vol: 292 Page: 147

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 02-Mar-1994
Resident Land	.92	105,000	LBA Volfire	62,500	Sale price: 360,000
Resident Dwelling	1.00	280,740			Sale valid:
Resident Outbldg	1.00	7,770			

Values

Resident Excess	.01	50	Mkt value :	
			Cost value:	562,229

Summary

Total assessments	393,560	Water	Connecticut	Cost/sale :	1.5617
Total exemptions	62,500	Sewer	Public sewer	Mkt/sale :	
Net assessment	331,060	Gas	None	Assmt/sale:	1.0932

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	.010	7,500	75		75	53
Residual	436						

.930 acres

Total land value

150,075

105,053

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	Garage cars 2
Floors	01	Hardwood	Bedrooms 4
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	43	B+	Full Baths 2
Garage	22	Attached 2 car	Masonry trim sf 336
Area Over Gar.	99	None	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size 380
Air Condition	01	Central Air	Living area 2,894
Interior Cond	05	Good	Whirlpools 1
Exterior Cond	05	Good	# Living Units
			M/F stacks
			W/B stacks 2
			W/B openings 3
			Actual Year Built: 1982

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	Value
Basement	Full		1,176	298,670
Heating	Yes	A/C Yes		8,570
Plumbing	2 F/B	1 H/B 4 Add'l fix.	1 Wh/p	13,000
Attic	None	Attic size:		
Additions				105,595
Other Features	Mason Trim WB Stks	RR		31,215

Sub-Total		457,050
Grade	B+	Factor 1.3500
CDU	C&D Factor 1.00	617,018
Depreciation	35 %	401,062
	Computed cost value @ 70%	280,743

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	456	12,079
G Garages	FR Attached frame LE 65	574	25,109
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	BSMT Basement addition	360	6,634
L Living Area	FRFF Frame first floor	98	11,219
L Living Area	OVER Frame Overhang	42	3,847
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L Living Area	AIR Air conditioning	84	255
L Living Area	AIR Air conditioning	360	1,094
L Living Area	AIR Air conditioning	98	298

Total additions 105,595

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	18	22	396	55.95	2009	C	22,156	50	11,100
Block Detach Garage									
Value at 70%	7,770						Value at 100%		11,100

Scale: 1" = 7.84 feet