

Property at 00164 STAGECOACH ROAD

Prop ID 4050164

Printed 07-Feb-2024 2:28 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ROUT SNEHASIS & SAILABALA
Second name:
Address: 164 STAGECOACH ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 4050164 Neigh.: AR Zone: R40 Vol: 721 Page: 023

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 19-Jul-2018	
Resident Land	.92 105,000			Sale price: 415,000	
Resident Dwelling	1.00 254,260			Sale valid:	
				Values	
Resident Excess	.08 420			Mkt value :	
				Cost value: 513,829	
Summary		Utilities		Sales ratios	
Total assessments	359,680	Water	Connecticut	Cost/sale :	1.2381
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	359,680	Gas	None	Assmt/sale:	.8667

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	.080	7,500	600		600	420
Residual		3,485					
1.000 acres		Total land value		150,600		105,420	

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	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	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	896
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,665
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1980	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,239	310,970
Basement	Full			
Heating	Yes	A/C Yes		8,920
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p Saunas 9,500
Attic	None		Attic size:	
Additions				55,868
Other Features	Mason Trim	WB Stks		28,677
Sub-Total				413,935
Grade	B+	Factor 1.3500		558,812
CDU		C&D Factor 1.00		558,812
Depreciation		35 %		363,228
			Computed cost value @ 70%	254,260

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	37	3,389
G Garages	FR Attached frame LE 65	552	24,250
L Living Area	FRFF Frame first floor	24	2,748
L Living Area	BSMT Basement addition	18	332
L Living Area	FRFF Frame first floor	18	2,061
L Living Area	OVER Frame Overhang	28	2,564
P Porches, Patios, Decks	DECK Wood deck	352	9,324
L Living Area	BSMT Basement addition	80	1,474
L Living Area	FRFF Frame first floor	80	9,158
L Living Area	AIR Air conditioning	187	568
Total additions			55,868

