

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

Building Valuation Summary

Owner name: ZUCKERMAN MANUEL AND
Second name: ZUCKERMAN CAROLINE MAIA
Address: 170 STAGECOACH ROAD
City/state: AVON CT Zip: 06001

-Location Information-

Map: 012 Clerk map:
Lot: 4050170 Neigh.: AR Zone: R40 Vol: 720 Page: 750

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Jul-2018
Resident Land	.92	105,000				Sale price: 482,000
Resident Dwelling	1.00	287,170				Sale valid:
Resident Outbldg	1.00	19,810				Values
Resident Excess	.13	680				Mkt value :
Summary			Utilities		Sales ratios	
Total assessments		412,660	Water	Connecticut		Cost/sale : 1.2231
Total exemptions			Sewer	Public sewer		Mkt/sale :
Net assessment		412,660	Gas	None		Assmt/sale: .8561

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	.130	7,500	975		975	683
Residual		5,663					
		1.050 acres		Total land value		150,975	105,683

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	Garage cars	3
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area	
Floors	01	Hardwood	Family Rooms	1	Dormer linear f	
Heating System	01	Hot Water	Full Baths	3	Masonry trim sf	
Fuel	01	Oil	Half Baths	1	Finish bsmt sz	
Attic	99	None	Addtn'l fixtures		Rec Room Size	900
Grade	43	B+	Whirlpools		Living area	2,764
Garage	23	Attached 3 car	Saunas		# Living Units	
Area Over Gar.	99	None	M/F stacks			
Basement	01	Full	W/B stacks	2		
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	3		
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1979			

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full				1,176	298,670
Heating	Yes	A/C	Yes			8,570
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	13,500
Attic	None	Attic size:				
Additions						108,221
Other Features	WB Stks		RR			38,555
Sub-Total						467,516
Grade	B+	Factor		1.3500		631,147
CDU		C&D	Factor	1.00		631,147
Depreciation				35 %		410,246
Computed cost value @ 70%						287,172

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	42	3,847
L Living Area	AIR Air conditioning	42	128
P Porches, Patios, Decks	DECK Wood deck	336	8,901
L Living Area	OVER Frame Overhang	10	916
L Living Area	AIR Air conditioning	10	30
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	AIR Air conditioning	360	1,094
L Living Area	BSMT Basement addition	360	6,634
G Garages	FR Attached frame LE 65	576	25,187
G Garages	FR Attached frame LE 65	450	20,271

Total additions	108,221
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	32	512	110.5		C	56,602	50	28,300
Value at 70%		19,810					Value at 100%		28,300

