

Property at 00182 STAGECOACH ROAD

Prop ID 4050182

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Administrative Information

Owner name: WHITNEY CHARLES AND
Second name: BARBARA
Address: 182 STAGECOACH ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 4050182 Neigh.: AR Zone: R40 Vol: 183 Page: 107

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 09-Jun-1980	
Resident Land	.92 105,000			Sale price: 223,185	
Resident Dwelling	1.00 266,960			Sale valid: Y	
Resident Outbldg	1.00 700			Values	
				Mkt value :	
Resident Excess	.06 320			Cost value: 532,829	
Summary		Utilities		Sales ratios	
Total assessments	372,980	Water	Connecticut	Cost/sale :	2.3874
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	372,980	Gas	None	Assmt/sale:	1.6712

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	.060	7,500	450		450	315
Residual	2,614						
		.980 acres		Total land value		150,450	105,315

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	10
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	1
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1980	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,301	323,080
Basement	Full				
Heating	Yes	A/C Yes			9,260
Plumbing	2 F/B	2 H/B	1 Add'l fix.	Wh/p	12,500
Attic	None		Attic size:		
Additions					46,285
Other Features	Mason Trim	WB Stks	RR		43,482
Sub-Total					434,607
Grade	B+	Factor 1.3500			586,719
CDU		C&D Factor 1.00			586,719
Depreciation		35 %			381,367
		Computed cost value @ 70%			266,957

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	18	2,061
L Living Area	AIR Air conditioning	18	55
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	AIR Air conditioning	32	97
P Porches, Patios, Decks	FOFF Frame open first flo	168	10,236
P Porches, Patios, Decks	DECK Wood deck	168	4,450
G Garages	FR Attached frame LE 65	600	26,123
L Living Area	BSMT Basement addition	18	332
Total additions			46,285

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	8	64	30.00		C	1,920	50	1,000
Utility Shed									
Value at 70%	700						Value at 100%		1,000

