

Property at 00188 STAGECOACH ROAD

Prop ID 4050188

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Administrative Information

Owner name: ODEA WILLIAM J AND ANN M
Second name:
Address: 188 STAGECOACH ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 4050188 Neigh.: AR Zone: R40 Vol: 175 Page: 474

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	282,240
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Aug-1986
Sale price: 345,000
Sale valid: Y

Values

Mkt value :
Cost value: 554,757

Summary

Total assessments	388,330
Total exemptions	
Net assessment	388,330

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.6080
Mkt/sale :
Assmt/sale: 1.1256

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	.020	7,500	150			150	105
Residual		871						

.940 acres

Total land value

150,150

105,105

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	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	4
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	1
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	3
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	1,392	340,850
Basement	Full				
Heating	Yes	A/C Yes			9,760
Plumbing	2 F/B	1 H/B	4 Add'l fix.	Wh/p	10,500
Attic	None		Attic size:		
Additions					79,376
Other Features		WB Stks	M Stks		19,000
Sub-Total					459,486
Grade	B+	Factor 1.3500			620,306
CDU		C&D Factor 1.00			620,306
Depreciation		35 %			403,199
Computed cost value @ 70%					282,239

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	144	3,815
P Porches, Patios, Decks	DECK Wood deck	264	6,993
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
L Living Area	FRFF Frame first floor	294	33,657
L Living Area	AIR Air conditioning	294	894
L Living Area	BSMT Basement addition	294	5,418

Total additions 79,376

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2000	C	2,880	50	1,400
Utility Shed									
Value at 70%					980	Value at 100%			
						1,400			

