

Property at 00198 STAGECOACH ROAD

Prop ID 4050198

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Administrative Information

Owner name: BUDER MICHAEL A AND
 Second name: KLEVANOV INNA
 Address: 198 STAGECOACH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4050198 Neigh.: AR Zone: R40 Vol: 334 Page: 854

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 02-Jul-1997	
Resident Land	.92 105,000			Sale price: 280,000	
Resident Dwelling	1.00 292,230			Sale valid: Y	
				Values	
Resident Excess	.06 320			Mkt value :	
				Cost value:	567,929
Summary		Utilities		Sales ratios	
Total assessments	397,550	Water	Connecticut	Cost/sale :	2.0283
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	397,550	Gas	None	Assmt/sale:	1.4198

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	9
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	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	1,006	265,470
Basement	Full				
Heating	Yes	A/C Yes			7,630
Plumbing	3 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		14,500
Additions					208,632
Other Features		WB Stks			13,500
Sub-Total					509,732
Grade	B	Factor 1.2600			642,262
CDU		C&D Factor 1.00			642,262
Depreciation		35 %			417,470
Computed cost value @ 70%					292,229

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	AIR Air conditioning	84	255
L Living Area	BSMT Basement addition	84	1,548
L Living Area	FRFF Frame first floor	450	51,516
L Living Area	AIR Air conditioning	450	1,368
L Living Area	FRUF Frame upper full	450	37,679
L Living Area	AIR Air conditioning	450	1,368
L Living Area	BSMT Basement addition	450	8,293
P Porches, Patios, Decks	DECK Wood deck	100	2,649
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	AIR Air conditioning	308	936
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
L Living Area	OVER Frame Overhang	86	7,876
L Living Area	FRUF Frame upper full	216	18,086
L Living Area	AIR Air conditioning	216	657
G Garages	FR Attached frame LE 65	626	27,138

Total additions 208,632

