

Property at 00204 STAGECOACH ROAD

Prop ID 4050204

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Administrative Information

Owner name: REED JIMMY JR AND JAN C
 Second name:
 Address: 204 STAGECOACH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4050204 Neigh.: AR Zone: R40 Vol: 416 Page: 764

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Nov-2001
Resident Land	.92	105,000				Sale price: 379,500
Resident Dwelling	1.00	284,930				Sale valid: Y
					Values	
Resident Excess	.13	680			Mkt value :	
					Cost value:	558,014
Summary			Utilities		Sales ratios	
Total assessments		390,610	Water	Connecticut	Cost/sale :	1.4704
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		390,610	Gas	None	Assmt/sale:	1.0293

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	9
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	1
Attic		Unknown	Addtn'l fixtures	2
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.		Unknown	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: 1981	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,064	276,790
Basement	Full				
Heating	Yes	A/C Yes			7,950
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	Unknown		Attic size:		9,500
Additions					154,225
Other Features	Mason Trim	WB Stks			15,397
Sub-Total					463,862
Grade	B+	Factor 1.3500			626,214
CDU		C&D Factor 1.00			626,214
Depreciation		35 %			407,039
Computed cost value @ 70%					284,927

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	364	41,671
L Living Area	BSMT Basement addition	364	6,708
L Living Area	FRFF Frame first floor	84	9,616
G Garages	FR Attached frame LE 65	636	27,528
P Porches, Patios, Decks	FOFF Frame open first flo	168	10,236
P Porches, Patios, Decks	DECK Wood deck	192	5,086
L Living Area	OVER Frame Overhang	44	4,030
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	BSMT Basement addition	352	6,487
L Living Area	AIR Air conditioning	84	255
L Living Area	AIR Air conditioning	364	1,107
L Living Area	AIR Air conditioning	352	1,070
L Living Area	AIR Air conditioning	44	134
Total additions			154,225

