

Property at 00205 STAGECOACH ROAD

Prop ID 4050205

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Administrative Information

Owner name: ARCHER WENDY LAVIA AND
Second name: THOMAS H
Address: 205 STAGECOACH ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 4050205 Neigh.: AR Zone: R40 Vol: 379 Page: 85

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 22-Nov-1999	
Resident Land	.92 105,000			Sale price: 346,250	
Resident Dwelling	1.00 265,290			Sale valid: Y	
				Values	
				Mkt value :	
				Cost value:	528,986
Summary		Utilities		Sales ratios	
Total assessments	370,290	Water	Connecticut	Cost/sale :	1.5278
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	370,290	Gas	None	Assmt/sale:	1.0694

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					
		.920 acres		Total land value		150,000	105,000

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
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
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	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	1,176	298,670
Basement	Full				
Heating	Yes	A/C Yes			8,570
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,000
Additions					99,651
Other Features		WB Stks			16,000
Sub-Total					431,891
Grade	B+	Factor 1.3500			583,053
CDU		C&D Factor 1.00			583,053
Depreciation		35 %			378,984
Computed cost value @ 70%					265,289

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	OVER Frame Overhang	8	733
P Porches, Patios, Decks	DECK Wood deck	244	6,464
P Porches, Patios, Decks	FOFF Frame open first flo	345	21,019
L Living Area	FRFF Frame first floor	340	38,924
L Living Area	BSMT Basement addition	340	6,266
L Living Area	AIR Air conditioning	348	1,058
Total additions			99,651

Scale: 1" = 8.45 feet