

Property at 00210 STAGECOACH ROAD

Prop ID 4050210

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Administrative Information

Owner name: MANCINI ANTONIO CO-TTEE
 Second name: & CHRISTINE PILCH CO-TTEE
 Address: 210 STAGECOACH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4050210 Neigh.: AR Zone: R40 Vol: 801 Page: 287

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	266,210

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Sep-2017
 Sale price: 405,000
 Sale valid:

Values

Mkt value :
 Cost value: 531,271

Summary

Total assessments	371,890	
Total exemptions		
Net assessment	371,890	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 1.3118
 Mkt/sale :
 Assmt/sale: .9182

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

Building Valuation Summary

				Area	
Dwelling	Masonry	2 story w/bsmt		1,313	341,300
Basement	Full				
Heating	Yes	A/C Yes			9,330
Plumbing	2 F/B	1 H/B	5 Add'l fix.	Wh/p	Saunas
Attic	None			Attic size:	11,000
Additions					58,262
Other Features		WB Stks			13,500

Sub-Total			433,392
Grade	B+	Factor 1.3500	585,079
CDU		C&D Factor 1.00	585,079
Depreciation		35 %	380,301
		Computed cost value @ 70%	266,211

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	290	7,682
L Living Area	MAFF Masonry first floor	176	20,886
L Living Area	AIR Air conditioning	176	535
G Garages	FR Attached frame LE 65	598	26,045
L Living Area	OVER Frame Overhang	34	3,114

Total additions 58,262

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	10	English Tudor	
Exterior Walls	06	Brick	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	02	Drywall	Garage cars 2
Floors	01	Hardwood	Bedrooms 4
Heating System	02	Forced Hot Air	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	43	B+	Full Baths 2
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	99	None	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures 5
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 2,836
Exterior Cond	05	Good	# Living Units
			Actual Year Built: 1981

