

Property at 00226 STAGECOACH ROAD

Prop ID 4050226

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Administrative Information

Owner name: BEAUCHAMP MICHAEL R
 Second name:
 Address: 226 STAGECOACH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4050226 Neigh.: AR Zone: R40 Vol: 666 Page: 1013

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 20-Jun-1994
Resident Land	.92	105,000	AAA	Veteran	1,000	Sale price: 390,000
Resident Outbldg	1.00	8,470	CAB	Add Vet	500	Sale valid:
Resident Dwelling	1.00	306,330	DAC	Veteran	10,000	

Values

Resident Excess .23 1,210
 Mkt value :
 Cost value: 601,443

Summary

Summary	Amount	Utilities	Sales ratios
Total assessments	421,010	Water Connecticut	Cost/sale : 1.5422
Total exemptions	11,500	Sewer Public sewer	Mkt/sale :
Net assessment	409,510	Gas None	Assmt/sale: 1.0795

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	.230	7,500	1,725		1,725	1,208
Residual		10,019					

1.150 acres

Total land value

151,725

106,208

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern 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	Garage cars 2
Floors	07	Hardwood/Carpet	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+	Masonry trim sf
Garage	22	Attached 2 car	Half Baths 1
Area Over Gar.	01	Fully Finished	Finish bsmt sz
Basement	01	Full	Addn'l fixtures 4
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size 810
Air Condition	01	Central Air	Whirlpools 1
Interior Cond	05	Good	Living area 3,224
Exterior Cond	05	Good	# Living Units

Actual Year Built: 1991

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	Value
Basement	Full		1,184	300,230
Heating	Yes	A/C Yes		8,610
Plumbing	4 F/B	1 H/B 4 Add'l fix.	1 Wh/p	23,000
Attic	None	Attic size:		
Additions				133,818
Other Features		WB Stks M Stks RR		33,049
Sub-Total				498,707
Grade	B+	Factor 1.3500		673,254
CDU		C&D Factor 1.00		673,254
Depreciation		35 %		437,615
		Computed cost value @ 70%		306,331

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	640	16,954
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	AIR Air conditioning	40	122
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	AIR Air conditioning	336	1,021
L Living Area	BSMT Basement addition	336	6,192
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRUF Frame upper full	480	40,190
L Living Area	AIR Air conditioning	480	1,459
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437

Total additions 133,818

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	18	24	432	55.95	2004	C	24,170	50	12,100
Block Detach Garage									
Value at 70%			8,470				Value at 100%		12,100

