

Property at 00002 STOCKBRIDGE DRIVE

58

Prop ID 6220002

Printed 09-Jan-2026 12:59 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: REYNOLDS FRANKLYN D & WENDY
 Second name:
 Address: 2 STOCKBRIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 5320070 Neigh.: Zone: R40 Vol: 719 Page: 1052

Assessments

Exemptions

Last sale

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 18-Jun-2018
Resident Land	.92	140,000	AAA Veteran	1,000	Sale price: 765,000
Resident Excess	.06	320	CAB Add Vet	500	Sale valid:
Resident Dwelling	1.00	534,720	DAC Veteran	10,000	
Resident Outbldg	2.00	35,070			

Values

Mkt value :
 Cost value: 1,014,443

Summary

Utilities

Sales ratios

Total assessments	710,110	Water	Connecticut	Cost/sale : 1.3261
Total exemptions	11,500	Sewer	Public sewer	Mkt/sale :
Net assessment	698,610	Gas	CNG	Assmt/sale: .9282

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	200,000	200,000		200,000	140,000
Primary Site		40,075					
RES	12	.060	7,500	450		450	315
Residual		2,614					
		.980 acres		Total land value		200,450	140,315

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	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 9
Interior Walls	02	Drywall	Garage cars 3
Floors	07	Hardwood/Carpet	Bedrooms 4
Heating System	02	Forced Hot Air	Unfinished area
Fuel	02	Natural Gas	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	50	A	Full Baths 4
Garage	23	Attached 3 car	Masonry trim sf 900
Area Over Gar.	01	Fully Finished	Half Baths 1
Basement	04	Full with walk-o	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size 1,250
Air Condition	01	Central Air	Living area 4,554
Interior Cond	05	Good	Whirlpools 1
Exterior Cond	05	Good	# Living Units 1
			Actual Year Built: 2004

Building Valuation Summary

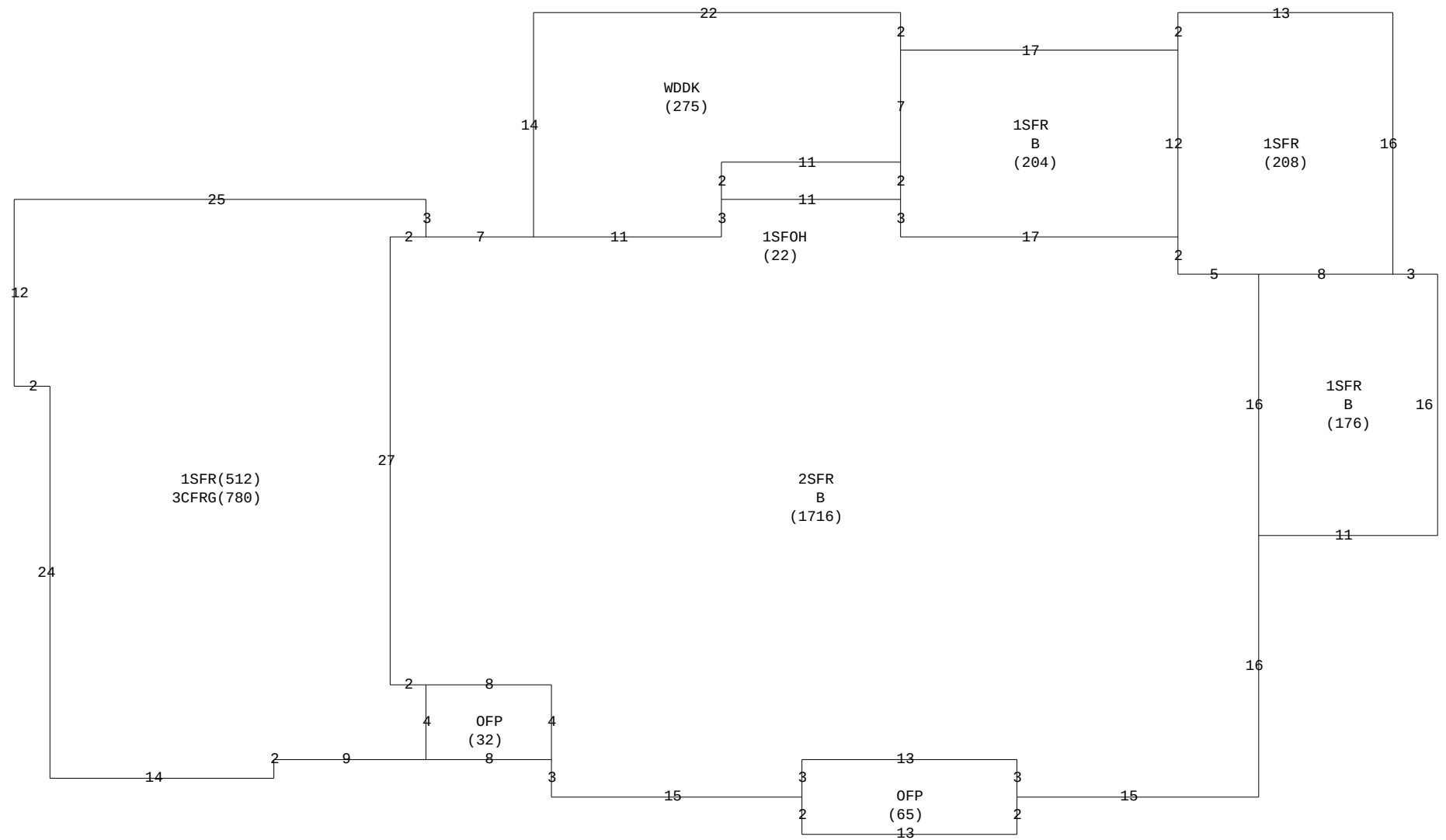
Dwelling	Frame	2 story w/bsmt	Area	Value
Basement	Full with walk		1,716	404,120
Heating	Yes	A/C Yes		11,550
Plumbing	4 F/B	1 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				162,112
Other Features	Mason Trim	WB Stks	M Stks	RR
				56,321
Sub-Total				657,103
Grade	A	Factor 1.5500		1,018,510
CDU		C&D Factor 1.00		1,018,510
Depreciation		25 %		763,883
		Computed cost value @ 70%		534,718

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	780	34,946
G Garages	FSF Full-story fin o/gar	512	34,296
L Living Area	AIR Air conditioning	512	1,556
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
P Porches, Patios, Decks	FOFF Frame open first flo	65	3,960
L Living Area	BSMT Basement addition	176	3,243
L Living Area	FRFF Frame first floor	176	20,149
L Living Area	AIR Air conditioning	176	535
L Living Area	FRFF Frame first floor	208	23,812
L Living Area	OVER Frame Overhang	22	2,015
L Living Area	BSMT Basement addition	204	3,759
L Living Area	FRFF Frame first floor	204	23,354
L Living Area	AIR Air conditioning	204	620
P Porches, Patios, Decks	DECK Wood deck	275	7,285
L Living Area	AIR Air conditioning	208	632
Total additions			162,112

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	14	168	30.00	2022	C	5,040	50	2,500
Utility Shed									
RP5 Pool w/ Gunite	18	38	684	110.5	2021	B	95,276	50	47,600
Value at 70%			35,070				Value at 100%		50,100



STARR FAMILY 1996 TRUST
FKA 70 WILD WOOD DRIVE