

Property at 00012 COACHMANS RUN

Prop ID 1850012

Printed 02-May-2015 1:46 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: JOHNSON SANDRA J AND  
 Second name: BRION S TRUSTEES  
 Address: 12 COACHMANS RUN  
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:  
 Lot: 1850012 Neigh.: AR Zone: R40 Vol: 645 Page: 1254

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	13-Aug-2012
Resident Land	.92	115,500			Sale price:	590,000
Resident Dwelling	1.00	253,060			Sale valid:	
Resident Excess	.08	420			Values	
Resident Outbldg	1.00	9,280			Mkt value :	
					Cost value:	540,370
Summary			Utilities		Sales ratios	
Total assessments		378,260	Water	Avon	Cost/sale :	.9159
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		378,260	Gas		Assmt/sale:	.6411

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	165,000	165,000		165,000	115,500
Primary Site		40,075					
RES	12	.080	7,500	600		600	420
Residual		3,485					
1.000 acres				Total land value		165,600	115,920

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	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	1
Grade	47	A-	Addtn'l fixtures	4
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	# Living Units	
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	2
Interior Cond	05	Good	W/B openings	2
Exterior Cond	05	Good	Actual Year Built: 1982	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,560	265,820
Basement	Full			
Heating	Yes	A/C Yes		8,060
Plumbing	3 F/B	1 H/B 4 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:	
Additions				38,300
Other Features	Mason Trim WB Stks		Unfin 3,500	32,400
Sub-Total				356,180
Grade	A-	Factor 1.4500		516,460
CDU		C&D Factor 1.00		516,460
Depreciation		30 %		361,520
Computed cost value @ 70%				253,060

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	600	19,100
P Porches, Patios, Decks	FEFF Frame enclosed first	192	12,900
P Porches, Patios, Decks	DECK Wood deck	336	6,300
Total additions			38,300

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	38	684	38.76	2004	C	26,512	50	13,260
RS1 Frame Utility Shed	10	12	120	20.00	2011	C	2,400	50	1,200
Value at 70%		10,120		Value at 100%		14,460			

