

Administrative Information	
Owner name:	DAIGLE CHRISTOPHER E & ERIN
Second name:	
Address:	17 COACHMANS RUN
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

		Area	
Dwelling	Frame 1 1/2 story w/bsmt	1,626	239,160
Basement	Full with walk		
Heating	Yes A/C Yes		7,250
Plumbing	4 F/B 2 H/B 3 Add'l fix. 1 Wh/p Saunas		19,600
Attic	None Attic size:		
Additions			177,500
Other Features	WB Stks Unfin 3,500		33,210
Sub-Total			476,720
Grade	A- Factor 1.4500		691,240
CDU	C&D Factor 1.00		691,240
Depreciation	25 %		518,430
Computed cost value @ 70%			362,900

Location Information					
Map: 012	Clerk map: 81 023				
Lot: 1850017	Neigh.: AR Zone: R40	Vol: 628	Page: 785		
Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 06-Sep-2011	
Resident Land	.92 122,500			Sale price: 587,500	
Resident Dwelling	1.00 362,900			Sale valid:	
Resident Excess	.23 1,210			Values	
				Mkt value :	
				Cost value:	695,160
Summary		Utilities		Sales ratios	
Total assessments	486,610	Water	Avon	Cost/sale :	1.1833
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	486,610	Gas	None	Assmt/sale:	.8283

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	904	73,000
L Living Area	BSMT Basement addition	904	11,800
L Living Area	AIR Air conditioning	904	1,900
P Porches, Patios, Decks	DECK Wood deck	203	3,800
L Living Area	FRFF Frame first floor	186	15,000
L Living Area	BSMT Basement addition	186	2,400
L Living Area	AIR Air conditioning	186	400
P Porches, Patios, Decks	DECK Wood deck	354	6,600
P Porches, Patios, Decks	FOFF Frame open first flo	256	11,000
G Garages	FR Attached frame LE 65	910	27,600
L Living Area	FRUF Frame upper full	392	23,200
L Living Area	AIR Air conditioning	392	800
Total additions			177,500

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	175,000			175,000	122,500
Primary Site		40,075					
RES	12	.230	7,500			1,725	1,210
Residual		10,019					
1.1500 acres				Total land value		176,725	123,710

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	4
Floors	01	Hardwood	Bedrooms	6
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	4
Attic	99	None	Half Baths	2
Grade	47	A-	Addtn'l fixtures	3
Garage	24	Attached 4 car	Whirlpools	1
Area Over Gar.	03	Partial	Saunas	
Basement	04	Full with walk-o	# 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	3
Exterior Cond	05	Good	Actual Year Built: 1982	

