

Property at 00083 STAGECOACH ROAD

Prop ID 4050083

Printed 08-Aug-2017 2:27 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KRENICKY MATTHEW G AND
 Second name: ELIZABETH A
 Address: 83 STAGECOACH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4050083 Neigh.: AR Zone: R40 Vol: 712 Page: 110

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 31-Jul-2017
Resident Land	.92	94,500			Sale price: 500,000
Resident Dwelling	1.00	260,510			Sale valid:
Resident Excess	.03	160			Values
					Mkt value :
					Cost value: 507,386
Summary		Utilities		Sales ratios	
Total assessments		355,170	Water	Avon	Cost/sale : 1.0148
Total exemptions			Sewer	Public sewer	Mkt/sale :
Net assessment		355,170	Gas	None	Assmt/sale: .7103

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site		40,075					
RES	12	.030	7,500	225		225	160
Residual		1,307					
		.950 acres		Total land value		135,225	94,660

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	9
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	1
Grade	47	A-	Addtn'l fixtures	4
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	03	Partial	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	1
Interior Cond	05	Good	W/B openings	1
Exterior Cond	05	Good	Actual Year Built: 1987	

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	1,618	273,260	
Basement	Full				
Heating	Yes	A/C Yes		8,280	
Plumbing	3 F/B	1 H/B 4 Add'l fix.	1 Wh/p	14,100	Saunas
Attic	None	Attic size:			
Additions				52,500	
Other Features		WB Stks	RR	18,510	
Sub-Total				366,650	
Grade	A-	Factor 1.4500		531,640	
CDU		C&D Factor 1.00		531,640	
Depreciation		30 %		372,150	
Computed cost value @ 70%				260,505	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	460	8,600
L Living Area	FRUH Frame upper half	180	6,500
G Garages	FR Attached frame LE 65	792	24,400
L Living Area	FRFF Frame first floor	130	10,500
L Living Area	BSMT Basement addition	130	1,700
P Porches, Patios, Decks	FOFF Frame open first flo	18	800
Total additions			52,500

