

Property at 00188 STAGECOACH ROAD

Prop ID 4050188

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Administrative Information

Owner name: ODEA WILLIAM J AND ANN M
 Second name:
 Address: 188 STAGECOACH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4050188 Neigh.: AR Zone: R40 Vol: 175 Page: 474

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 27-Aug-1986
Resident Land	.92	105,000			Sale price: 345,000
Resident Dwelling	1.00	234,580			Sale valid: Y
Resident Excess	.02	110			Values
Resident Outbldg	1.00	670			Mkt value :
					Cost value: 486,230
Summary		Utilities		Sales ratios	
Total assessments		340,360	Water Avon	Cost/sale :	1.4094
Total exemptions			Sewer Public sewer	Mkt/sale :	
Net assessment		340,360	Gas None	Assmt/sale:	.9866

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000			150,000	105,000
Primary Site		40,075					
RES	12	.020	7,500			150	110
Residual		871					
.9400 acres				Total land value		150,150	105,110

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	2
Floors	01	Hardwood	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+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,078
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	1
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1980				

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	1,392	244,270	
Basement	Full				
Heating	Yes	A/C Yes		7,400	
Plumbing	2 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas
Attic	None				8,000
Additions					56,300
Other Features		WB Stks	M Stks	Unfin	3,500
					15,000
Sub-Total					330,970
Grade	B+	Factor	1.3500		446,810
CDU		C&D Factor	1.00		446,810
Depreciation			25 %		335,110
Computed cost value @ 70%					234,580

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	144	2,700
P Porches, Patios, Decks	DECK Wood deck	252	4,700
G Garages	FR Attached frame LE 65	576	18,400
P Porches, Patios, Decks	FOFF Frame open first flo	56	2,400
L Living Area	FRFF Frame first floor	294	23,700
L Living Area	AIR Air conditioning	294	600
L Living Area	BSMT Basement addition	294	3,800
Total additions			56,300

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	20.00	2000	C	1,920	50	960
Utility Shed									
Value at 70%			670	Value at 100%			960		

