

Property at 00064 STAGECOACH ROAD

Prop ID 4050064

Printed 07-Aug-2019 1:41 PM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	MAGEL STEFAN & LAUREN
Second name:	
Address:	64 STAGECOACH ROAD
City/state:	AVON CT Zip: 06001

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,280	241,400
Basement	Full		
Heating	Yes A/C Yes		7,320
Plumbing	2 F/B 2 H/B 2 Add'l fix. 1 Wh/p Saunas		11,900
Attic	None Attic size:		
Additions			115,851
Other Features	Mason Trim WB Stks RR		20,698
Sub-Total			397,169
Grade	A- Factor 1.4500		575,895
CDU	C&D Factor 1.00		575,895
Depreciation	35 %		374,332
Computed cost value @ 70%			262,032

Location Information					
Map: 018	Clerk map:				
Lot: 4050064	Neigh.: AR	Zone: R40	Vol: 730 Page: 468		
Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 17-Jul-2019
Resident Land	.92	94,500			Sale price: 500,000
Resident Dwelling	1.00	262,030			Sale valid:
Resident Excess	.02	110			Values
				Mkt value :	
				Cost value:	509,486
Summary		Utilities		Sales ratios	
Total assessments	356,640	Water	Avon	Cost/sale :	1.0190
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	356,640	Gas	None	Assmt/sale:	.7133

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	42	3,562
L Living Area	FRUF Frame upper full	42	2,605
L Living Area	AIR Air conditioning	42	95
P Porches, Patios, Decks	DECK Wood deck	460	9,026
L Living Area	FRFF Frame first floor	52	4,410
L Living Area	AIR Air conditioning	52	117
L Living Area	BSMT Basement addition	52	710
L Living Area	AIR Air conditioning	42	95
L Living Area	FRFF Frame first floor	420	35,616
L Living Area	AIR Air conditioning	420	946
L Living Area	FRUH Frame upper half	420	15,909
L Living Area	BSMT Basement addition	420	5,733
L Living Area	AIR Air conditioning	210	473
G Garages	FRL Attached frame GT 65	792	26,284
L Living Area	UATT Unfinished attic	792	10,270
Total additions			115,851

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	.020	7,500	150		150	105
Residual		871					
		.940 acres		Total land value		135,150	94,605

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 Garage cars 3
Interior Walls	02	Drywall	Bedrooms	4 Unfinished area
Floors	01	Hardwood	Family Rooms	1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	2 Masonry trim sf 320
Fuel	07	Propane Gas	Half Baths	2 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	2 Rec Room Size 360
Grade	47	A-	Whirlpools	1 Living area 3,326
Garage	23	Attached 3 car	Saunas	# Living Units
Area Over Gar.	02	Fully Unfinished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1987	

