

Property at 00097 CARRIAGE DRIVE

Prop ID 1680097

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Administrative Information

Owner name: MAHERAS GEORGE A & LORIE A
 Second name:
 Address: 97 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1680097 Neigh.: Zone: R-40 Vol: 786 Page: 1272

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-Aug-2023
Resident Land	.92	105,000				Sale price: 470,000
Resident Dwelling	1.00	214,560				Sale valid:
					Values	
Resident Excess	.01	50			Mkt value :	
					Cost value:	456,586
Summary			Utilities		Sales ratios	
Total assessments		319,610	Water	Connecticut	Cost/sale :	.9715
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		319,610	Gas	None	Assmt/sale:	.6800

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site		40,075						
RES	12	.010	7,500	75			75	53
Residual		436						
				.930 acres	Total land value		150,075	105,053

Building Valuation Summary

						Area	
Dwelling	Frame	1 story w/bsmt				1,846	289,420
Basement	Full with walk						
Heating	Yes	A/C Yes					8,270
Plumbing	2 F/B	H/B	Add'l fix.	Wh/p	Saunas		5,000
Attic	None		Attic size:				
Additions							64,009
Other Features	Mason Trim	WB Stks	RR				36,346
Sub-Total							403,045
Grade	B-		Factor 1.1700				471,563
CDU			C&D Factor 1.00				471,563
Depreciation			35 %				306,516
Computed cost value @ 70%							214,561

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	305	18,582
G Garages	FR Attached frame LE 65	462	20,739
L Living Area	OVER Frame Overhang	61	5,587
P Porches, Patios, Decks	CPAT Concrete patio	81	690
P Porches, Patios, Decks	DECK Wood deck	695	18,411
Total additions			64,009

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1963	

