

Property at 00116 CARRIAGE DRIVE

Prop ID 1680116

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Administrative Information

Owner name: CHRISTOPHER RICHARD & KAREN TR
 Second name: & CHRISTOPHER EMILEE
 Address: 116 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1680116 Neigh.: Zone: R40 Vol: 790 Page: 242

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-Sep-2023
Resident Land	.92	105,000				Sale price: 525,000
Resident Dwelling	1.00	245,260				Sale valid: 07
					Values	
Resident Excess	.09	470				Mkt value :
					Cost value: 501,043	
Summary			Utilities		Sales ratios	
Total assessments		350,730	Water	Connecticut	Cost/sale :	.9544
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		350,730	Gas	None	Assmt/sale:	.6681

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	.090	7,500	675			675	473
Residual		3,920						
1.010 acres				Total land value			150,675	105,473

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,773	279,820
Basement	Full				
Heating	Yes	A/C Yes			8,000
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:			
Additions					80,899
Other Features	WB Stks	RR			27,802
Sub-Total					405,521
Grade	C+	Factor 1.0800			437,963
CDU		C&D Factor 1.00			437,963
Depreciation		20 %			350,370
Computed cost value @ 70%					245,259

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	504	22,378
L Living Area	FRFF Frame first floor	216	24,728
P Porches, Patios, Decks	FOFF Frame open first flo	108	6,580
P Porches, Patios, Decks	DECK Wood deck	818	21,669
P Porches, Patios, Decks	FOFF Frame open first flo	91	5,544
Total additions			80,899

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	
Heating System	01	Hot Water	Family Rooms	1
Fuel	07	Propane Gas	Full Baths	2
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	1
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	06	Very Good	Actual Year Built: 1967	
Exterior Cond	06	Very Good		

