

Property at 00003 CARRIAGE DRIVE

Prop ID 1680003

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Administrative Information

Owner name: DURKIN DANIEL J AND
 Second name: STEPHANIE G
 Address: 3 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1680003 Neigh.: Zone: R40 Vol: 633 Page: 1125

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 20-Dec-2011	
Resident Land	.92 105,000			Sale price: 370,000	
Resident Dwelling	1.00 207,090			Sale valid:	
				Values	
				Mkt value :	
				Cost value:	445,843
Summary		Utilities		Sales ratios	
Total assessments	312,090	Water	Connecticut	Cost/sale :	1.2050
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	312,090	Gas	None	Assmt/sale:	.8435

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					
		.920 acres		Total land value		150,000	105,000

Building Valuation Summary

		Area			
Dwelling	Frame	1 story w/bsmt	1,703	270,610	
Basement	Full				
Heating	Yes	A/C Yes		7,740	
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					72,871
Other Features		WB Stks	RR		29,299
Sub-Total					389,020
Grade	B-	Factor 1.1700			455,153
CDU		C&D Factor 1.00			455,153
Depreciation		35 %			295,849
		Computed cost value @ 70%			207,094

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	15	914
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRFF Frame first floor	264	30,223
L Living Area	BSMT Basement addition	264	4,865
L Living Area	OVER Frame Overhang	22	2,015
P Porches, Patios, Decks	DECK Wood deck	120	3,179
P Porches, Patios, Decks	DECK Wood deck	160	4,238
L Living Area	OVER Frame Overhang	55	5,037
L Living Area	AIR Air conditioning	264	803
Total additions			72,871

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	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	37	B-	Addtn'l fixtures	
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	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1960	

