

Property at 00011 CARRIAGE DRIVE

Prop ID 1680011

Printed 09-Feb-2026 12:33 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WOLPERT MELVIN J III AND
 Second name: SKELLEY JOAN E
 Address: 11 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1680011 Neigh.: Zone: R40 Vol: 811 Page: 254

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 01-May-2002	
Resident Land	.92 105,000			Sale price: 301,000	
Resident Dwelling	1.00 186,360			Sale valid:	
Resident Outbldg	1.00 840			Values	
				Mkt value :	
Resident Excess	.09 470			Cost value: 418,100	
Summary		Utilities		Sales ratios	
Total assessments	292,670	Water	Connecticut	Cost/sale :	1.3890
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	292,670	Gas	None	Assmt/sale:	.9723

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	

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	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	
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	01	Unfinished	W/B stacks	1
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1961	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	261,530
Basement	Full		1,634	
Heating	Yes	A/C Yes		7,480
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	5,000
Attic	None	Attic size:		
Additions				66,819
Other Features		WB Stks		9,250
Sub-Total				350,079
Grade	B-	Factor 1.1700		409,592
CDU		C&D Factor 1.00		409,592
Depreciation		35 %		266,235
		Computed cost value @ 70%		186,365

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	440	19,880
P Porches, Patios, Decks	FEFF Frame enclosed first	120	11,443
P Porches, Patios, Decks	F0FF Frame open first flo	256	15,597
L Living Area	OVER Frame Overhang	58	5,312
L Living Area	AIR Air conditioning	58	176
P Porches, Patios, Decks	DECK Wood deck	544	14,411
Total additions			66,819

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00	2008	C	2,400	50	1,200
Utility Shed									
Value at 70%			840				Value at 100%		1,200

