

Property at 00019 CARRIAGE DRIVE

Prop ID 1680019

Printed 05-Feb-2024 2:45 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LESSARD DANIEL D & KARIN L
 Second name:
 Address: 19 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1680019 Neigh.: Zone: R40 Vol: 642 Page: 882

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 15-Jun-2012	
Resident Land	.92	105,000			Sale price: 342,000	
Resident Dwelling	1.00	177,400			Sale valid:	
Resident Outbldg	2.00	1,960			Values	
					Mkt value :	
Resident Excess	.14	740			Cost value: 407,286	
Summary			Utilities		Sales ratios	
Total assessments		285,100	Water	Connecticut	Cost/sale : 1.1909	
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		285,100	Gas	None	Assmt/sale: .8336	

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	.140	7,500	1,050		1,050	735
Residual		6,098					
1.060 acres				Total land value		151,050	105,735

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	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1961	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,663	265,340
Basement	Full				
Heating	Yes	A/C Yes			7,590
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					26,032
Other Features		WB Stks	RR	Bsmt Gar	28,784
Sub-Total					333,246
Grade	B-	Factor 1.1700			389,898
CDU		C&D Factor 1.00			389,898
Depreciation		35 %			253,434
Computed cost value @ 70%					177,404

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310
L Living Area	OVER Frame Overhang	61	5,587
L Living Area	AIR Air conditioning	61	185
Total additions			26,032

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
RS1 Frame	8	12	96	30.00	2022	C	2,880	50	1,400
Utility Shed									
Value at 70%		1,960	Value at 100%		2,800				

