

Property at 00024 CARRIAGE DRIVE

Prop ID 1680024

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Administrative Information

Owner name: STEVENS MICHAEL C AND
 Second name: DEBORAH Z
 Address: 24 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1680024 Neigh.: Zone: R40 Vol: 136 Page: 0815

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Jun-1983
Resident Land	.92	105,000				Sale price: 120,000
Resident Dwelling	1.00	222,660				Sale valid:
Resident Outbldg	1.00	2,030				Values
Resident Excess	.20	1,050				Mkt value :
						Cost value: 472,486
Summary			Utilities		Sales ratios	
Total assessments		330,740	Water	Connecticut	Cost/sale :	3.9374
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		330,740	Gas	None	Assmt/sale:	2.7562

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	.200	7,500	1,500			1,500	1,050
Residual		8,712						
1.120 acres		Total land value		151,500		106,050		

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,732
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1961	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	958
Basement	Full		256,090
Heating	Yes	A/C Yes	7,370
Plumbing	3 F/B	H/B Add'l fix. 1 Wh/p	12,500
Attic	None	Attic size:	
Additions			133,052
Other Features	WB Stks		9,250
Sub-Total			418,262
Grade	B-	Factor 1.1700	489,367
CDU		C&D Factor 1.00	489,367
Depreciation		35 %	318,089
Computed cost value @ 70%			222,662

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	AIR Air conditioning	168	511
P Porches, Patios, Decks	CPAT Concrete patio	180	1,534
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
L Living Area	BSMT Basement addition	616	11,352
L Living Area	FRFF Frame first floor	616	70,520
L Living Area	AIR Air conditioning	616	1,873
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	FRUF Frame upper full	32	2,679
L Living Area	AIR Air conditioning	32	97

Total additions 133,052

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2015	C	5,760	50	2,900
Utility Shed									
Value at 70%	2,030		Value at 100%				2,900		

