

Property at 00025 CARRIAGE DRIVE

Prop ID 1680025

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

Administrative Information

Owner name: SMITH JAY D
 Second name:
 Address: 25 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1680025 Neigh.: Zone: R40 Vol: 614 Page: 1148

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-Nov-2010
Resident Land	.92	105,000				Sale price: 340,000
Resident Dwelling	1.00	207,900				Sale valid:
					Values	
Resident Excess	.08	420			Mkt value :	
					Cost value:	447,600
Summary			Utilities		Sales ratios	
Total assessments		313,320	Water	Connecticut	Cost/sale :	1.3165
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		313,320	Gas	None	Assmt/sale:	.9215

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	.080	7,500	600			600	420
Residual		3,485						
1.000 acres				Total land value			150,600	105,420

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	02	Forced Hot Air	Family Rooms	30
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	37	B-	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	Rec Room Size 475
Area Over Gar.	99	None	Saunas	Living area 2,292
Basement	01	Full	M/F stacks	# Living Units
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	
Air Condition	01	Central Air	W/B openings	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1961	

Building Valuation Summary

						Area	
Dwelling	Frame	1 1/2 story w/bsmt				812	198,440
Basement	Full						
Heating	Yes	A/C Yes					5,730
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							156,712
Other Features		WB Stks	RR				21,154
Sub-Total							390,536
Grade	B-	Factor 1.1700					456,927
CDU		C&D Factor 1.00					456,927
Depreciation		35 %					297,003
Computed cost value @ 70%							207,902

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	208	12,673
G Garages	FR Attached frame LE 65	506	22,456
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	BSMT Basement addition	308	5,676
P Porches, Patios, Decks	FOFF Frame open first flo	232	14,135
L Living Area	FRUH Frame upper half	232	11,864
L Living Area	FRFF Frame first floor	325	37,206
L Living Area	BSMT Basement addition	325	5,989
L Living Area	PATT Part finished attic	325	8,684
L Living Area	AIR Air conditioning	308	936
L Living Area	AIR Air conditioning	325	988
L Living Area	AIR Air conditioning	116	353
L Living Area	AIR Air conditioning	162	492
Total additions			156,712

