

Property at 00030 CARRIAGE DRIVE

Prop ID 1680030

Printed 05-Feb-2024 2:46 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BUZZEO ALICIA C NKA
 Second name: ALICIA C BUDNEY
 Address: 30 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1680030 Neigh.: Zone: R40 Vol: 677 Page: 62

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	157,560
Resident Outbldg	1.00	2,800

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Aug-2011
 Sale price: 280,000
 Sale valid: 8

Values

Mkt value :
 Cost value: 384,343

Summary

Total assessments	269,040
Total exemptions	
Net assessment	269,040

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3727
 Mkt/sale :
 Assmt/sale: .9609

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	.700	7,500	5,250			5,250	3,675
Residual		30,492						

1.620 acres

Total land value

155,250

108,675

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
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	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	300
Bsmt Fin Qual	04	Living Area w/o	Addtn'l fixtures	1
Air Condition	99	None	Rec Room Size	
Interior Cond	05	Good	Living area	1,646
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			Actual Year Built: 1961	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	
Basement	Full		1,646	263,100
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:	9,000
Additions				1,330
Other Features		WB Stks	Bsmt Gar	22,542
Sub-Total				295,972
Grade	B-	Factor 1.1700		346,287
CDU		C&D Factor 1.00		346,287
Depreciation		35 %		225,087
		Computed cost value @ 70%		157,561

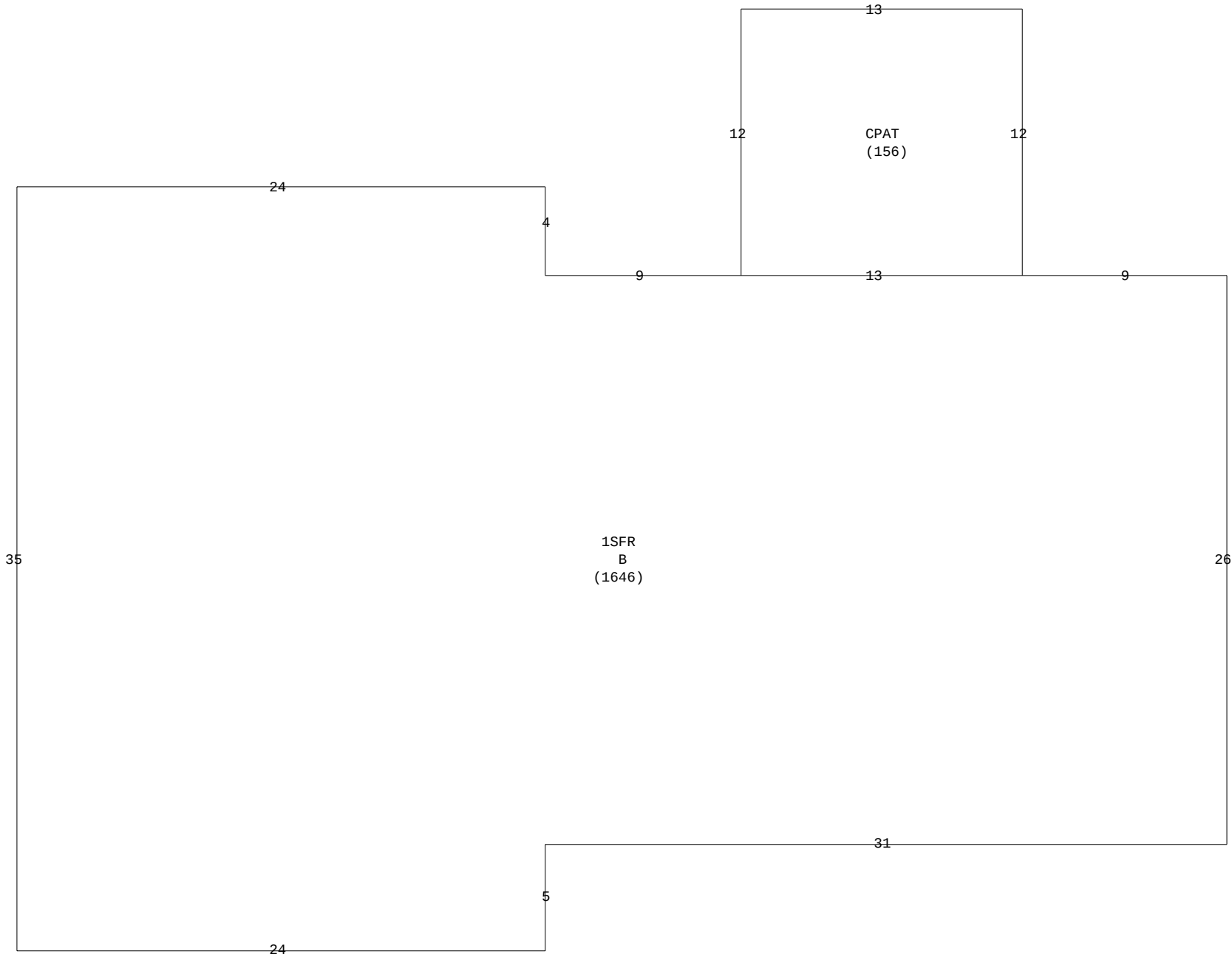
Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	156	1,330

Total additions 1,330

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	22	264	30.00		C	7,920	50	4,000
Utility Shed									
Value at 70%			2,800				Value at 100%		4,000



THE JOHN J. HIGGINS SR. LIVING TRUST DATED 9/25/96
JOHN J HIGGINS SR TRUST TO BUZZEO (50%) \$140,000 8-15-11 V 627 P 874

AMELIA HIGGINS TO BUZZEO (50%) \$140,000 8-15-11 V 627 P 907