

Property at 00036 CARRIAGE DRIVE

Prop ID 1680036

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Administrative Information

Owner name: BARRETO EDWIN J & JESSICA JEAN
 Second name:
 Address: 36 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1680036 Neigh.: Zone: R40 Vol: 800 Page: 1244

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	212,580
Resident Outbldg	1.00	1,190

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Feb-2025
 Sale price: 535,000
 Sale valid:

Values

Mkt value :
 Cost value: 462,357

Summary

Total assessments	323,650
Total exemptions	
Net assessment	323,650

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8642
 Mkt/sale :
 Assmt/sale: .6050

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	.930	7,500	6,975		6,975	4,883
Residual		40,511					

1.850 acres

Total land value

156,975

109,883

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	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
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	1,648	263,370
Basement	Full				
Heating	Yes	A/C Yes			7,530
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					90,100
Other Features		WB Stks	RR		33,319
Sub-Total					399,319
Grade	B-	Factor 1.1700			467,203
CDU		C&D Factor 1.00			467,203
Depreciation		35 %			303,682
Computed cost value @ 70%					212,577

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	50	3,046
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	F0FF Frame open first flo	144	8,773
L Living Area	FRFF Frame first floor	396	45,334
P Porches, Patios, Decks	DECK Wood deck	383	10,146
L Living Area	AIR Air conditioning	396	1,204

Total additions 90,100

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	14	8	112	30.00	1997	C	3,360	50	1,700
Utility Shed									
Value at 70%					1,190	Value at 100%			
						1,700			

