

Property at 00037 CARRIAGE DRIVE

Prop ID 1680037

Printed 05-Feb-2026 8:42 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HANSEN NICK JR & CYNTHIA
 Second name:
 Address: 37 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1680037 Neigh.: Zone: R40 Vol: 809 Page: 145

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Nov-2025
Resident Land	.92	105,000				Sale price: 680,000
Resident Dwelling	1.00	192,890				Sale valid:
Resident Outbldg	2.00	2,450				Values
Resident Excess	.03	160				Mkt value :
						Cost value: 429,286
Summary			Utilities		Sales ratios	
Total assessments	300,500		Water	Connecticut	Cost/sale :	.6313
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	300,500		Gas	None	Assmt/sale:	.4419

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	.030	7,500	225			225	158
Residual	1,307							
		.950 acres		Total land value			150,225	105,158

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	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	01	Hot Water	Full Baths	3
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	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	1,688	268,630
Basement	Full				
Heating	Yes	A/C Yes			7,680
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	Saunas	10,000
Attic	None	Attic size:			
Additions					44,758
Other Features	WB Stks	RR			31,271
Sub-Total					362,339
Grade	B-	Factor 1.1700			423,937
CDU		C&D Factor 1.00			423,937
Depreciation		35 %			275,559
		Computed cost value @ 70%			192,891

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	440	19,880
P Porches, Patios, Decks	FEFF Frame enclosed first	120	11,443
P Porches, Patios, Decks	DECK Wood deck	300	7,947
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	AIR Air conditioning	32	97
L Living Area	OVER Frame Overhang	26	2,381
L Living Area	AIR Air conditioning	26	79
Total additions			44,758

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	14	10	140	30.00	2005	C	4,200	50	2,100
Utility Shed									
RS1 Frame	8	12	96	30.00	2014	C	2,880	50	1,400
Utility Shed									
Value at 70%	2,450		Value at 100%		3,500				

