

Property at 00042 CARRIAGE DRIVE

Prop ID 1680042

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Administrative Information

Owner name: GEREMIA RICHARD JR & ILANA
 Second name:
 Address: 42 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1680042 Neigh.: Zone: R40 Vol: 807 Page: 520

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	
Resident Land	.92	105,000				Sale date: 16-Sep-2025
Resident Dwelling	1.00	216,550				Sale price: 550,000
						Sale valid:
						Values
Resident Excess	.22	1,160				Mkt value :
						Cost value: 461,014
Summary			Utilities		Sales ratios	
Total assessments	322,710		Water	Connecticut	Cost/sale :	.8382
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	322,710		Gas	None	Assmt/sale:	.5867

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	.220	7,500	1,650			1,650	1,155
Residual	9,583							
1.140 acres				Total land value			151,650	106,155

Building Valuation Summary

						Area	
Dwelling	Frame	1 1/2 story w/bsmt				784	193,670
Basement	Full						
Heating	Yes	A/C No					
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		13,500
Attic	None		Attic size:				
Additions							187,314
Other Features	Mason Trim WB Stks						12,299
Sub-Total							406,783
Grade	B-		Factor 1.1700				475,936
CDU			C&D Factor 1.00				475,936
Depreciation			35 %				309,358
Computed cost value @ 70%							216,551

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	FRFF Frame first floor	300	34,344
L Living Area	BSMT Basement addition	300	5,528
L Living Area	FRFF Frame first floor	264	30,223
L Living Area	BSMT Basement addition	264	4,865
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	BPAT Brick/flagstone pati	285	6,499
L Living Area	FRFF Frame first floor	512	58,614

Total additions 187,314

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Dormer linear f	30
Attic	99	None	Full Baths	3
Grade	37	B-	Half Baths	1
Garage	22	Attached 2 car	Addtn'l fixtures	
Area Over Gar.	99	None	Whirlpools	
Basement	01	Full	Saunas	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	99	None	W/B stacks	1
Interior Cond	05	Good	W/B openings	2
Exterior Cond	05	Good	Actual Year Built: 1961	

