

Property at 00047 CARRIAGE DRIVE

Prop ID 1680047

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

Administrative Information

Owner name: SHUCK WILLIAM C III
Second name:
Address: 47 CARRIAGE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 1680047 Neigh.: Zone: R40 Vol: 673 Page: 83

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	218,210

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Apr-2014
Sale price: 345,000
Sale valid:

Values

Resident Excess			Mkt value :	Cost value:
.06	320			462,186

Summary

Total assessments	
323,530	
Total exemptions	
Net assessment	323,530

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3397
Mkt/sale :
Assmt/sale: .9378

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	.060	7,500	450		450	315
Residual	2,614						

.980 acres

Total land value

150,450

105,315

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
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	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	
Grade	37	B-	Addn'l fixtures	2
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1961	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,732	274,420
Basement	Full with walk				
Heating	Yes	A/C Yes			7,850
Plumbing	3 F/B	H/B 2 Add'l fix.	Wh/p	Saunas	11,000
Attic	None	Attic size:			
Additions					91,961
Other Features	WB Stks	RR			24,665
Sub-Total					409,896
Grade	B-	Factor 1.1700			479,578
CDU		C&D Factor 1.00			479,578
Depreciation		35 %			311,726
Computed cost value @ 70%					218,208

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	20	1,219
G Garages	FR Attached frame LE 65	506	22,456
L Living Area	FRFF Frame first floor	276	31,597
L Living Area	AIR Air conditioning	276	839
L Living Area	BSMT Basement addition	276	5,086
P Porches, Patios, Decks	DECK Wood deck	196	5,192
P Porches, Patios, Decks	CPAT Concrete patio	261	2,225
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310
L Living Area	OVER Frame Overhang	55	5,037

Total additions 91,961

Scale: 1" = 8.18 feet