

Property at 00048 CARRIAGE DRIVE

Prop ID 1680048

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Administrative Information

Owner name: MALONE LISA A &
 Second name: THOMAS F JR
 Address: 48 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1680048 Neigh.: Zone: R-40 Vol: 293 Page: 999

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	105,000			Sale date: 12-Apr-1994
Resident Dwelling	1.00	168,860			Sale price: 207,500
Resident Outbldg	1.00	1,820			Sale valid:

Values

Resident Excess	.01	50	Mkt value :	
			Cost value:	393,900

Summary

Total assessments	275,730	Water	Connecticut	Cost/sale :	1.8983
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	275,730	Gas	None	Assmt/sale:	1.3288

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	.010	7,500	75		75	53
Residual		436					

.930 acres

Total land value

150,075

105,053

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	Garage cars 2
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Dormer linear f
Attic	99	None	Masonry trim sf
Grade	37	B-	Finish bsmt sz
Garage	22	Attached 2 car	Rec Room Size 300
Area Over Gar.	99	None	Living area 1,729
Basement	01	Full	# Living Units
Bsmt Fin Qual	02	Rec Room w/o air	
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1961

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	
Basement	Full		1,569	252,970
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				43,374
Other Features	WB Stks	RR		15,856
Sub-Total				317,200
Grade	B-	Factor 1.1700		371,124
CDU		C&D Factor 1.00		371,124
Depreciation		35 %		241,231
		Computed cost value @ 70%		168,862

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	150	1,278
L Living Area	FRFF Frame first floor	160	18,317
G Garages	FR Attached frame LE 65	440	19,880
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462

Total additions 43,374

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	11	16	176	30.00		C	5,280	50	2,600
Utility Shed									
Value at 70%			1,820				Value at 100%		2,600

