

Property at 00053 CARRIAGE DRIVE

Prop ID 1680053

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Administrative Information

Owner name: CALLUZZO VINCENT L AND
 Second name: MARIE E
 Address: 53 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1680053 Neigh.: Zone: R40 Vol: 702 Page: 590

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Sep-2016
Resident Land	.92	105,000				Sale price: 385,000
Resident Dwelling	1.00	225,670				Sale valid:
					Values	
Resident Excess	.08	420			Mkt value :	
					Cost value:	472,986
Summary			Utilities		Sales ratios	
Total assessments		331,090	Water	Connecticut	Cost/sale :	1.2285
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		331,090	Gas	None	Assmt/sale:	.8600

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	.080	7,500	600			600	420
Residual		3,485						
1.000 acres			Total land value				150,600	105,420

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,644	262,840
Basement	Full with walk				
Heating	Yes	A/C Yes			7,520
Plumbing	4 F/B	H/B 1 Add'l fix.	1 Wh/p	Saunas	18,000
Attic	None	Attic size:			
Additions					95,475
Other Features	WB Stks	RR			40,079
Sub-Total					423,914
Grade	B-	Factor 1.1700			495,979
CDU		C&D Factor 1.00			495,979
Depreciation		35 %			322,386
Computed cost value @ 70%					225,670

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
G Garages	FR Attached frame LE 65	472	21,129
L Living Area	FRUF Frame upper full	238	19,928
P Porches, Patios, Decks	CPAT Concrete patio	238	2,028
P Porches, Patios, Decks	CPAT Concrete patio	196	1,671
P Porches, Patios, Decks	DECK Wood deck	280	7,417
P Porches, Patios, Decks	FEFF Frame enclosed first	144	13,732
L Living Area	FRFF Frame first floor	196	22,438
L Living Area	BSMT Basement addition	196	3,612
L Living Area	AIR Air conditioning	196	596
Total additions			95,475

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/Carpeti	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	4
Attic	99	None	Half Baths	
Grade	37	B-	Addtn'l fixtures	1
Garage	22	Attached 2 car	Whirlpools	1
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	

