

Property at 00054 CARRIAGE DRIVE

Prop ID 1680054

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Administrative Information

Owner name: MACFARLANE ROBERT E AND
 Second name: JUNE A
 Address: 54 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1680054 Neigh.: Zone: R-40 Vol: 177 Page: 0112

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Sep-1986
Resident Land	.92	105,000				Sale price: 197,500
Resident Dwelling	1.00	188,360				Sale valid:
					Values	
Resident Excess	.01	50				Mkt value :
					Cost value: 419,157	
Summary			Utilities		Sales ratios	
Total assessments		293,410	Water	Connecticut	Cost/sale :	2.1223
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		293,410	Gas	None	Assmt/sale:	1.4856

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	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	
Grade	37	B-	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B stacks	1
Air Condition	99	None	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,612	258,630
Basement	Full				
Heating	Yes	A/C No			
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	Saunas	10,000
Attic	None	Attic size:			
Additions					58,570
Other Features	Mason Trim	WB Stks	RR		26,623
Sub-Total					353,823
Grade	B-	Factor 1.1700			413,973
CDU		C&D Factor 1.00			413,973
Depreciation		35 %			269,082
Computed cost value @ 70%					188,357

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
P Porches, Patios, Decks	FOFF Frame open first flo	108	6,580
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	BSMT Basement addition	168	3,096
G Garages	FR Attached frame LE 65	462	20,739
P Porches, Patios, Decks	UTIL Utility building	210	5,998
Total additions			58,570

