

Property at 00059 CARRIAGE DRIVE

Prop ID 1680059

Printed 05-Feb-2024 2:47 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LAVIERI JOAN H
Second name:
Address: 59 CARRIAGE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 1680059 Neigh.: Zone: R40 Vol: 216 Page: 752

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	210,970

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Jun-1984
Sale price: 125,000
Sale valid:

Values

Resident Excess	.10	530	Mkt value :	
			Cost value:	452,143

Summary

Total assessments	316,500
Total exemptions	
Net assessment	316,500

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 3.6171
Mkt/sale :
Assmt/sale: 2.5320

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	.100	7,500	750			750	525
Residual		4,356						

1.020 acres

Total land value

150,750

105,525

Building Valuation Summary

					Area	
Dwelling	Frame	1 story w/bsmt			2,077	319,820
Basement	Full					
Heating	Yes	A/C No				
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None			Attic size:		
Additions						32,388
Other Features		WB Stks	RR			35,092

Sub-Total						396,300
Grade	B-	Factor 1.1700				463,671
CDU		C&D Factor 1.00				463,671
Depreciation		35 %				301,386
		Computed cost value @ 70%				210,970

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
G Garages	FRL Attached frame GT 65	443	19,847
P Porches, Patios, Decks	CNPY Canopy	66	1,399
P Porches, Patios, Decks	DECK Wood deck	255	6,755

Total additions 32,388

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 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 1 Rec Room Size 1,060
Grade	37	B-	Whirlpools Living area 2,077
Garage	22	Attached 2 car	Saunas # Living Units 1
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings 3
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1961

