

Property at 00060 CARRIAGE DRIVE

Prop ID 1680060

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Administrative Information

Owner name: CURTIN SCOTT AND
 Second name: CONNOR KELLY
 Address: 60 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1680060 Neigh.: Zone: R40 Vol: 728 Page: 30

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Apr-2019
Resident Land	.92	105,000				Sale price: 342,000
Resident Dwelling	1.00	169,290				Sale valid:
Resident Outbldg	3.00	14,630				Values
Resident Excess	.01	50				Mkt value :
						Cost value: 412,814
Summary			Utilities		Sales ratios	
Total assessments	288,970		Water	Connecticut	Cost/sale :	1.2071
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	288,970		Gas	None	Assmt/sale:	.8449

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	07	Split Level		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,768	279,160
Basement	Full with walk				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,000
Additions					7,629
Other Features		WB Stks		Bsmt Gar	22,211
Sub-Total					318,000
Grade	B-	Factor 1.1700			372,060
CDU		C&D Factor 1.00			372,060
Depreciation		35 %			241,839
		Computed cost value @ 70%			169,287

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	288	7,629
Total additions			7,629

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	6	36	30.00		C	1,080	50	500
Utility Shed									
RS1 Frame	10	14	140	30.00	2003	C	4,200	50	2,100
Utility Shed									
RP1 Pool w/ Plastic Linr	17	29	493	74.05	2003	C	36,507	50	18,300
Value at 70%	14,630						Value at 100%		20,900

