

Property at 00065 CARRIAGE DRIVE

Prop ID 1680065

Printed 06-Apr-2026 1:01 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: BALDWIN SUSAN E  
Second name:  
Address: 65 CARRIAGE DRIVE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 018 Clerk map:  
Lot: 1680065 Neigh.: Zone: R40 Vol: 793 Page: 405

## Assessments

| Assmt category    | Qty  | Amount  | Exempt Cat | Amount | Last sale              |
|-------------------|------|---------|------------|--------|------------------------|
| Resident Land     | .92  | 105,000 |            |        | Sale date: 13-May-2024 |
| Resident Dwelling | 1.00 | 184,290 |            |        | Sale price: 325,000    |
| Resident Outbldg  | 1.00 | 1,750   |            |        | Sale valid: 07         |

|                 |     |     | Values              |
|-----------------|-----|-----|---------------------|
| Resident Excess | .11 | 580 | Mkt value :         |
|                 |     |     | Cost value: 416,600 |

## Summary

|                   |         | Utilities         | Sales ratios       |
|-------------------|---------|-------------------|--------------------|
| Total assessments | 291,620 | Water Connecticut | Cost/sale : 1.2818 |
| Total exemptions  |         | Sewer Septic      | Mkt/sale :         |
| Net assessment    | 291,620 | Gas None          | Assmt/sale: .8973  |

## 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  | .110       | 7,500   | 825     |           | 825     | 578       |
| Residual     |     | 4,792      |         |         |           |         |           |

1.030 acres

Total land value

150,825

105,578

## 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 6           |
| Interior Walls | 02   | Drywall          | Garage cars 2           |
| Floors         | 01   | Hardwood         | Bedrooms 2              |
| Heating System | 01   | Hot Water        | Unfinished area         |
| Fuel           | 01   | Oil              | Family Rooms 1          |
| Attic          | 99   | None             | Dormer linear f         |
| Grade          | 37   | B-               | Full Baths 2            |
| Garage         | 22   | Attached 2 car   | Masonry trim sf         |
| Area Over Gar. | 99   | None             | Half Baths              |
| Basement       | 04   | Full with walk-o | Finish bsmt sz          |
| Bsmt Fin Qual  | 01   | Unfinished       | Addtn'l fixtures 1      |
| Air Condition  | 01   | Central Air      | Rec Room Size           |
| Interior Cond  | 04   | Average          | Living area 1,740       |
| Exterior Cond  | 04   | Average          | Whirlpools              |
|                |      |                  | # Living Units          |
|                |      |                  | M/F stacks              |
|                |      |                  | W/B stacks 1            |
|                |      |                  | W/B openings 2          |
|                |      |                  | Actual Year Built: 1962 |

## Building Valuation Summary

|                |                |                  | Area  |         |
|----------------|----------------|------------------|-------|---------|
| Dwelling       | Frame          | 1 story w/bsmt   | 1,680 | 267,580 |
| Basement       | Full with walk |                  |       |         |
| Heating        | Yes            | A/C Yes          |       | 7,650   |
| Plumbing       | 2 F/B          | H/B 1 Add'l fix. | Wh/p  | 5,500   |
| Attic          | None           | Attic size:      |       |         |
| Additions      |                |                  |       | 56,204  |
| Other Features | WB Stks        |                  |       | 9,250   |

|              |    |                           |         |
|--------------|----|---------------------------|---------|
| Sub-Total    |    |                           | 346,184 |
| Grade        | B- | Factor 1.1700             | 405,035 |
| CDU          |    | C&D Factor 1.00           | 405,035 |
| Depreciation |    | 35 %                      | 263,273 |
|              |    | Computed cost value @ 70% | 184,291 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FOFF Frame open first flo | 24   | 1,462  |
| P Porches, Patios, Decks | DECK Wood deck            | 484  | 12,821 |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 100  | 2,280  |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 132  | 12,588 |
| G Garages                | FR Attached frame LE 65   | 483  | 21,558 |
| L Living Area            | OVER Frame Overhang       | 60   | 5,495  |

Total additions 56,204

## Outbuilding Information

| Description  | Wid | Len | Area | Rate  | Year | Cnd | RCN   | Depr | Value |
|--------------|-----|-----|------|-------|------|-----|-------|------|-------|
| RS1 Frame    | 12  | 14  | 168  | 30.00 | 2024 | C   | 5,040 | 50   | 2,500 |
| Utility Shed |     |     |      |       |      |     |       |      |       |

Value at 70% 1,750

Value at 100% 2,500

