

Property at 00073 CARRIAGE DRIVE

Prop ID 1680073

Printed 05-Feb-2024 2:48 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CLARK MARGY
 Second name:
 Address: 73 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1680073 Neigh.: Zone: R-40 Vol: 592 Page: 577

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Jun-2009
Resident Land	.92	105,000				Sale price: 389,000
Resident Dwelling	1.00	171,520				Sale valid:
					Values	
Resident Excess	.12	630				Mkt value :
					Cost value: 395,929	
Summary			Utilities		Sales ratios	
Total assessments		277,150	Water	Connecticut	Cost/sale :	1.0178
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		277,150	Gas	None	Assmt/sale:	.7125

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	.120	7,500	900			900	630
Residual		5,227						
1.040 acres				Total land value			150,900	105,630

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	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	2
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	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	1,656	264,420
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 2 Add'l fix.	Wh/p	Saunas	6,000
Attic	None	Attic size:			
Additions					38,056
Other Features	Mason Trim	WB Stks			13,722
Sub-Total					322,198
Grade	B-	Factor 1.1700			376,972
CDU		C&D Factor 1.00			376,972
Depreciation		35 %			245,032
Computed cost value @ 70%					171,522

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	26	2,381
L Living Area	OVER Frame Overhang	32	2,931
P Porches, Patios, Decks	DECK Wood deck	140	3,709
P Porches, Patios, Decks	FEFF Frame enclosed first	96	9,155
G Garages	FR Attached frame LE 65	440	19,880
Total additions			38,056

