

Property at 00076 CARRIAGE DRIVE

Prop ID 1680076

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Administrative Information

Owner name: STEVENS MICHAEL C &
Second name: STEVENS-MADSEN LINDA C
Address: 76 CARRIAGE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 1680076 Neigh.: Zone: R40 Vol: 206 Page: 045

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	190,970

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Apr-1988
Sale price: 295,000
Sale valid:

Values

Resident Excess	.05	260	Mkt value :	
			Cost value:	423,186

Summary

Total assessments	296,230
Total exemptions	
Net assessment	296,230

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.4345
Mkt/sale :
Assmt/sale: 1.0042

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	.050	7,500	375			375	263
Residual	2,178							

.970 acres

Total land value

150,375

105,263

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,774	279,950
Basement	Full			
Heating	Yes	A/C Yes		8,000
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				56,527
Other Features		WB Stks		9,250

Sub-Total			358,727
Grade	B-	Factor 1.1700	419,711
CDU		C&D Factor 1.00	419,711
Depreciation		35 %	272,812
		Computed cost value @ 70%	190,968

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	96	5,849
G Garages	FR Attached frame LE 65	440	19,880
P Porches, Patios, Decks	BPAT Brick/flagstone pati	280	6,385
P Porches, Patios, Decks	FEFF Frame enclosed first	256	24,413

Total additions 56,527

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	01	Clapboards	
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 Unfinished area
Floors	07	Hardwood/Carpeti	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade	37	B-	Whirlpools Living area 1,774
Garage	22	Attached 2 car	Saunas # Living Units
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	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1962

