

Property at 00079 CARRIAGE DRIVE

Prop ID 1680079

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Administrative Information

Owner name: RUSH BRIAN J & AMBER D
 Second name:
 Address: 79 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1680079 Neigh.: Zone: R40 Vol: 643 Page: 144

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale	
Resident Land	.92	105,000			Sale date: 19-Jun-2012	
Resident Dwelling	1.00	234,220			Sale price: 337,500	
Resident Outbldg	1.00	980			Sale valid:	
					Values	
Resident Excess	.08	420			Mkt value :	
					Cost value:	486,600

Summary

		Utilities		Sales ratios	
Total assessments	340,620	Water	Connecticut	Cost/sale :	1.4418
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	340,620	Gas	None	Assmt/sale:	1.0092

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	.080	7,500	600		600	420
Residual	3,485						
1.000 acres		Total land value		150,600		105,420	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	33	C+	Whirlpools	2,737
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

		Area	
Dwelling	Frame 1 1/2 story w/bsmt	1,026	234,880
Basement	Full with walk		
Heating	Yes A/C Yes		6,750
Plumbing	3 F/B 1 H/B 2 Add'l fix. Wh/p	Saunas	14,500
Attic	None Attic size:		
Additions			193,711
Other Features	WB Stks RR		26,793
Sub-Total			476,634
Grade	C+	Factor 1.0800	514,765
CDU		C&D Factor 1.00	514,765
Depreciation		35 %	334,597
Computed cost value @ 70%			234,218

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	364	9,642
P Porches, Patios, Decks	CPAT Concrete patio	160	1,364
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	BSMT Basement addition	112	2,064
L Living Area	FRFF Frame first floor	280	32,055
P Porches, Patios, Decks	BPAT Brick/flagstone pati	370	8,437
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
P Porches, Patios, Decks	FEFF Frame enclosed first	80	7,629
G Garages	FR Attached frame LE 65	462	20,739
L Living Area	AIR Air conditioning	112	340
L Living Area	AIR Air conditioning	280	851
L Living Area	FRFF Frame first floor	806	92,272
L Living Area	AIR Air conditioning	806	2,450

Total additions 193,711

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2019	C	2,880	50	1,400
Utility Shed									
Value at 70%		980	Value at 100%		1,400				

