

Property at 00082 CARRIAGE DRIVE

Prop ID 1680082

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Administrative Information

Owner name: LITTLE JAMES C & VIVIAN C TTEES
 Second name:
 Address: 82 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1680082 Neigh.: Zone: R40 Vol: 802 Page: 1011

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	105,000			Sale date: 13-Oct-1998
Resident Dwelling	1.00	179,090			Sale price: 222,000
Resident Outbldg	1.00	25,060			Sale valid: Y

Assmt category	Qty	Amount	Exempt Cat	Amount	Values
Resident Excess	.12	630			Mkt value :
					Cost value: 442,543

Summary

Summary	Amount	Utilities	Sales ratios
Total assessments	309,780	Water Connecticut	Cost/sale : 1.9934
Total exemptions		Sewer Septic	Mkt/sale :
Net assessment	309,780	Gas None	Assmt/sale: 1.3954

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 Garage cars 2
Interior Walls	02	Drywall	Bedrooms Unfinished area
Floors	07	Hardwood/Carpet	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 1 Rec Room Size
Grade	37	B-	Whirlpools Living area 1,698
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

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	Value
Basement	Full		1,698	269,950
Heating	Yes	A/C Yes		7,720
Plumbing	2 F/B	H/B 1 Add'l fix. Wh/p	Saunas	5,500
Attic	None	Attic size:		
Additions				43,986
Other Features		WB Stks		9,250

Sub-Total	Value
Grade B-	336,406
CDU Factor 1.1700	393,595
C&D Factor 1.00	393,595
Depreciation 35 %	255,837
Computed cost value @ 70%	179,086

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	140	8,530
G Garages	FR Attached frame LE 65	440	19,880
P Porches, Patios, Decks	DECK Wood deck	588	15,576

Total additions 43,986

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	34	36	1,224	37.75	2026	A	71,619	50	35,800
Value at 70%			25,060				Value at 100%		35,800

