

Property at 00088 CARRIAGE DRIVE

Prop ID 1680088

Printed 05-Feb-2024 2:49 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: GLADSTEIN ERIC AND  
 Second name: BRISMAN-GLADSTEIN M TRS  
 Address: 88 CARRIAGE DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 018 Clerk map:  
 Lot: 1680088 Neigh.: Zone: R40 Vol: 671 Page: 797

## Assessments

| Assmt category    | Qty  | Amount  | Exempt Cat | Amount | Sale date: 28-Mar-2002 |
|-------------------|------|---------|------------|--------|------------------------|
| Resident Land     | .92  | 105,000 |            |        | Sale price: 252,000    |
| Resident Dwelling | 1.00 | 218,710 |            |        | Sale valid:            |
| Resident Outbldg  | 1.00 | 2,940   |            |        | Values                 |
| Resident Excess   | .10  | 530     |            |        | Mkt value :            |
|                   |      |         |            |        | Cost value: 467,400    |

## Summary

| Total assessments | 327,180 | Water | Connecticut | Cost/sale : | 1.8548 |
|-------------------|---------|-------|-------------|-------------|--------|
| Total exemptions  |         | Sewer | Septic      | Mkt/sale :  |        |
| Net assessment    | 327,180 | Gas   | None        | Assmt/sale: | 1.2983 |

## 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  | .100       | 7,500   | 750     |           | 750     | 525       |
| Residual     |     | 4,356      |         |         |           |         |           |

1.020 acres

Total land value

150,750

105,525

## Building Valuation Summary

| Dwelling       | Frame | 1 story w/bsmt            | Area   | 292,840 |
|----------------|-------|---------------------------|--------|---------|
| Basement       | Full  |                           | 1,872  |         |
| Heating        | Yes   | A/C Yes                   |        | 8,370   |
| Plumbing       | 2 F/B | 1 H/B Add'l fix.          | Wh/p   | 8,500   |
| Attic          | None  | Attic size:               | Saunas |         |
| Additions      |       |                           |        | 58,695  |
| Other Features |       | WB Stks                   | RR     | 42,424  |
| Sub-Total      |       |                           |        | 410,829 |
| Grade          | B-    | Factor 1.1700             |        | 480,670 |
| CDU            |       | C&D Factor 1.00           |        | 480,670 |
| Depreciation   |       | 35 %                      |        | 312,436 |
|                |       | Computed cost value @ 70% |        | 218,705 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 528  | 23,314 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 96   | 5,849  |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 220  | 20,980 |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 375  | 8,552  |

Total additions 58,695

## 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 7          |
| Interior Walls | 02   | Drywall          | Garage cars 2          |
| Floors         | 07   | Hardwood/Carpeti | Bedrooms 3             |
| Heating System | 01   | Hot Water        | Family Rooms 1         |
| Fuel           | 01   | Oil              | Full Baths 2           |
| Attic          | 99   | None             | Half Baths 1           |
| Grade          | 37   | B-               | Finish bsmt sz 1,620   |
| Garage         | 22   | Attached 2 car   | Addtn'l fixtures 1,872 |
| Area Over Gar. | 99   | None             | Whirlpools             |
| Basement       | 01   | Full             | Saunas                 |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | # Living Units         |
| Air Condition  | 01   | Central Air      |                        |
| Interior Cond  | 05   | Good             |                        |
| Exterior Cond  | 05   | Good             |                        |

Actual Year Built: 1963

## Outbuilding Information

| Description  | Wid | Len | Area  | Rate  | Year | Cnd | RCN           | Depr | Value |
|--------------|-----|-----|-------|-------|------|-----|---------------|------|-------|
| RS1 Frame    | 14  | 20  | 280   | 30.00 | 2011 | C   | 8,400         | 50   | 4,200 |
| Utility Shed |     |     |       |       |      |     |               |      |       |
| Value at 70% |     |     | 2,940 |       |      |     | Value at 100% |      | 4,200 |

