

Property at 00091 CARRIAGE DRIVE

Prop ID 1680091

Printed 24-Jul-2025 8:19 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LARKIN HEIDI A & ROBERT W
Second name:
Address: 91 CARRIAGE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 1680091 Neigh.: Zone: R-40 Vol: 805 Page: 362

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	212,280

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 10-Jul-2025
Sale price: 655,000
Sale valid:

Values

Resident Excess	.01	50	Mkt value :	
			Cost value:	453,329

Summary

Total assessments	317,330
Total exemptions	
Net assessment	317,330

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :	.6921
Mkt/sale :	
Assmt/sale:	.4845

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	.010	7,500	75			75	53
Residual	436							

.930 acres

Total land value

150,075

105,053

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	2,012	311,270
Basement	Full with walk			
Heating	Yes	A/C Yes		8,890
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	10,000
Attic	None	Attic size:		
Additions				29,825
Other Features	WB Stks	RR		38,780

Sub-Total			398,765
Grade	B-	Factor 1.1700	466,555
CDU		C&D Factor 1.00	466,555
Depreciation		35 %	303,261
		Computed cost value @ 70%	212,283

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	100	852
P Porches, Patios, Decks	DECK Wood deck	246	6,517
G Garages	FR Attached frame LE 65	506	22,456

Total additions 29,825

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	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	37	B-	Full Baths 3
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	99	None	Half Baths
Basement	04	Full with walk-o	Finish bsmt sz
Bsmt Fin Qual	04	Living Area w/o	Addtn'l fixtures
Air Condition	01	Central Air	Rec Room Size 1,148
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	Living area 2,012
			# Living Units
			M/F stacks
			W/B stacks 2
			W/B openings 2
			Actual Year Built: 1965

Scale: 1" = 9.95 feet

