

Property at 00103 CARRIAGE DRIVE

Prop ID 1680103

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Administrative Information

Owner name: NARAYANASWAMY RAAMAN
 Second name:
 Address: 103 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1680103 Neigh.: Zone: R40 Vol: 767 Page: 577

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Oct-2021
Resident Land	.92	105,000				Sale price: 325,000
Resident Dwelling	1.00	187,520				Sale valid:
					Values	
Resident Excess	.01	50				Mkt value :
					Cost value: 417,957	
Summary			Utilities		Sales ratios	
Total assessments		292,570	Water	Connecticut	Cost/sale :	1.2860
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		292,570	Gas	None	Assmt/sale:	.9002

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

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
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	
Grade	37	B-	Addn'l fixtures	1
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1963	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,758	277,840
Basement	Full				
Heating	Yes	A/C Yes			7,940
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					34,175
Other Features		WB Stks	RR		26,793
Sub-Total					352,248
Grade	B-	Factor 1.1700			412,130
CDU		C&D Factor 1.00			412,130
Depreciation		35 %			267,885
Computed cost value @ 70%					187,520

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	DECK Wood deck	210	5,563
L Living Area	OVER Frame Overhang	59	5,404
L Living Area	AIR Air conditioning	59	179
P Porches, Patios, Decks	CPAT Concrete patio	168	1,432
Total additions			34,175

