

Property at 00104 CARRIAGE DRIVE

Prop ID 1680104

Printed 11-May-2026 8:22 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: JWK TRUST
 Second name:
 Address: 104 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1680104 Neigh.: Zone: R-40 Vol: 811 Page: 523

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	180,890
Resident Outbldg	1.00	1,540

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Jan-2021
 Sale price: 300,000
 Sale valid:

Values

Mkt value :
 Cost value: 411,214

Summary

Total assessments	287,850
Total exemptions	
Net assessment	287,850

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3707
 Mkt/sale :
 Assmt/sale: .9595

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	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	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

Dwelling	Frame	1 story w/bsmt	Area	273,370
Basement	Full		1,724	
Heating	Yes	A/C Yes		7,820
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	5,000
Attic	None	Attic size:		
Additions				29,364
Other Features	Mason Trim WB Stks	RR		24,233

Sub-Total			339,787
Grade	B-	Factor 1.1700	397,551
CDU		C&D Factor 1.00	397,551
Depreciation		35 %	258,408
		Computed cost value @ 70%	180,886

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	60	3,656
P Porches, Patios, Decks	BPAT Brick/flagstone pati	105	2,394

Total additions 29,364

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	12	144	30.00		C	4,320	50	2,200
Utility Shed									
Value at 70%			1,540				Value at 100%		2,200

