

Property at 00109 CARRIAGE DRIVE

Prop ID 1680109

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Administrative Information

Owner name: BURNS BRENDAN A AND
Second name: MCQUILLAN-BURNS MARGARET
Address: 109 CARRIAGE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 1680109 Neigh.: Zone: R-40 Vol: 365 Page: 229

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	217,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Mar-1999
Sale price: 225,000
Sale valid: Y

Values

Resident Excess	.01	50	
Mkt value :			
Cost value:			461,043

Summary

Total assessments	322,730	
Total exemptions		
Net assessment	322,730	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	None	

Sales ratios

Cost/sale : 2.0491
Mkt/sale :
Assmt/sale: 1.4344

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			2,001	309,820
Basement	Full					
Heating	Yes	A/C Yes				8,840
Plumbing	3 F/B	H/B 2 Add'l fix.	Wh/p	Saunas		11,000
Attic	None	Attic size:				
Additions						45,471
Other Features	WB Stks	RR				33,771

Sub-Total				408,902
Grade	B-	Factor 1.1700		478,415
CDU		C&D Factor 1.00		478,415
Depreciation		35 %		310,970
		Computed cost value @ 70%		217,679

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
G Garages	FR Attached frame LE 65	533	23,509
P Porches, Patios, Decks	BPAT Brick/flagstone pati	165	3,763
L Living Area	OVER Frame Overhang	63	5,770
P Porches, Patios, Decks	FOFF Frame open first flo	180	10,967

Total additions 45,471

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 3 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures 2 Rec Room Size 1,000
Grade	37	B-	Whirlpools Living area 2,064
Garage	22	Attached 2 car	Saunas # Living Units 1
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	05	Living Area W/ A	W/B openings 3
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1964

