

Property at 00110 CARRIAGE DRIVE

Prop ID 1680110

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Administrative Information

Owner name: LINDLEY DORIS A TRUST
 Second name: DORIS LINDLEY TR
 Address: 110 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1680110 Neigh.: Zone: R-40 Vol: 622 Page: 1218

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	19-Sep-1980
Resident Land	.92	105,000	EAB Disabled	1,000	Sale price:	110,000
Resident Dwelling	1.00	187,380			Sale valid:	
Resident Outbldg	1.00	9,940			Values	
					Mkt value :	
Resident Excess	.05	260			Cost value:	432,257
Summary			Utilities		Sales ratios	
Total assessments		302,580	Water	Connecticut	Cost/sale :	3.9296
Total exemptions		1,000	Sewer	Septic	Mkt/sale :	
Net assessment		301,580	Gas	None	Assmt/sale:	2.7507

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	.050	7,500	375		375	263
Residual		2,178					
		.970 acres	Total land value			150,375	105,263

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	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1963	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,586	255,210
Basement	Full				
Heating	Yes	A/C Yes			7,300
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					74,735
Other Features		WB Stks			9,250
Sub-Total					351,995
Grade	B-	Factor 1.1700			411,834
CDU		C&D Factor 1.00			411,834
Depreciation		35 %			267,692
Computed cost value @ 70%					187,384

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	16	975
P Porches, Patios, Decks	UTIL Utility building	64	1,828
L Living Area	AIR Air conditioning	165	502
L Living Area	FRFF Frame first floor	165	18,889
G Garages	FR Attached frame LE 65	735	31,390
P Porches, Patios, Decks	DECK Wood deck	408	10,808
L Living Area	FRFF Frame first floor	64	7,327
L Living Area	FRFF Frame first floor	24	2,748
L Living Area	AIR Air conditioning	64	195
L Living Area	AIR Air conditioning	24	73
Total additions			74,735

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	24	16	384	74.05		C	28,435	50	14,200
Value at 70%		9,940	Value at 100%		14,200				

