

Property at 00123 CARRIAGE DRIVE

Prop ID 1680123

Printed 05-Feb-2024 2:51 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FELDMAN GLENN S & JANE D TRSTEE
 Second name:
 Address: 123 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1680123 Neigh.: Zone: R40 Vol: 735 Page: 497

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Jul-1996
Resident Land	.92	105,000			Sale price: 273,900
Resident Dwelling	1.00	232,620			Sale valid:
Resident Outbldg	1.00	980			Values
Resident Excess	.03	160			Mkt value :
					Cost value: 483,943
Summary		Utilities		Sales ratios	
Total assessments	338,760	Water	Connecticut	Cost/sale :	1.7669
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	338,760	Gas	None	Assmt/sale:	1.2368

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	.030	7,500	225		225	158
Residual		1,307					
		.950 acres		Total land value		150,225	105,158

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1978	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,148	293,200
Basement	Full with walk				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:			8,500
Additions					75,289
Other Features		WB Stks	RR		28,771
Sub-Total					405,760
Grade	B	Factor 1.2600			511,258
CDU		C&D Factor 1.00			511,258
Depreciation		35 %			332,318
		Computed cost value @ 70%			232,623

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	90	5,483
L Living Area	FRFF Frame first floor	270	30,910
L Living Area	BSMT Basement addition	270	4,976
P Porches, Patios, Decks	DECK Wood deck	368	9,748
G Garages	FR Attached frame LE 65	550	24,172
Total additions			75,289

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400

