

Property at 00128 CARRIAGE DRIVE

Prop ID 1680128

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Administrative Information

Owner name: GORMAN MATTHEW J
Second name:
Address: 128 CARRIAGE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 1680128 Neigh.: Zone: R-40 Vol: 806 Page: 222

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	150,240

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Aug-2025
Sale price: 477,000
Sale valid:

Values

Resident Excess	.04	210
Mkt value :		
Cost value:		364,929

Summary

Total assessments	255,450
Total exemptions	
Net assessment	255,450

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7651
Mkt/sale :
Assmt/sale: .5355

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	.040	7,500	300			300	210
Residual		1,742						

.960 acres

Total land value

150,300

105,210

Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	08	Raised 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	Garage cars	2
Interior Walls	02	Drywall	Bedrooms	3	Unfinished area	
Floors	07	Hardwood/Carpet	Family Rooms		Dormer linear f	
Heating System	01	Hot Water	Full Baths	2	Masonry trim sf	
Fuel	01	Oil	Half Baths	1	Finish bsmt sz	700
Attic	99	None	Addn'l fixtures	1	Rec Room Size	
Grade	33	C+	Whirlpools		Living area	1,536
Garage	22	Attached 2 car	Saunas		# Living Units	
Area Over Gar.	99	None	M/F stacks			
Basement	01	Full	W/B stacks	1		
Bsmt Fin Qual	04	Living Area w/o	W/B openings	2		
Air Condition	99	None				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1968			

Building Valuation Summary

					Area	
Dwelling	Frame	1 story w/bsmt			1,443	236,390
Basement	Full					
Heating	Yes	A/C	No			
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None			Attic size:		
Additions						31,757
Other Features		WB Stks				28,599

Sub-Total						305,746
Grade	C+		Factor 1.0800			330,206
CDU			C&D Factor 1.00			330,206
Depreciation			35 %			214,634
			Computed cost value @ 70%			150,244

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	480	21,441
P Porches, Patios, Decks	BPAT Brick/flagstone pati	180	4,105
P Porches, Patios, Decks	DECK Wood deck	126	3,338
P Porches, Patios, Decks	BPAT Brick/flagstone pati	126	2,873

Total additions 31,757

