

Property at 00146 CARRIAGE DRIVE

Prop ID 1680146

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Administrative Information

Owner name: RUTILA PHILIP AND
 Second name: LEKSE JILL
 Address: 146 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1680146 Neigh.: Zone: R-40 Vol: 685 Page: 748

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	226,630

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-May-2015
 Sale price: 330,000
 Sale valid: 14

Values

Resident Excess			Mkt value :	Cost value:
.28	1,470			475,857

Summary

Total assessments	333,100
Total exemptions	
Net assessment	333,100

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale :	1.4420
Mkt/sale :	
Assmt/sale:	1.0094

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	.280	7,500	2,100			2,100	1,470
Residual		12,197						

1.200 acres Total land value 152,100 106,470

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	1
Air Condition	99	None	Rec Room Size	825
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,513
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1978				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,040	272,110
Heating	Yes	A/C No		
Plumbing	3 F/B	1 H/B 1 Add'l fix.	1 Wh/p	Saunas 16,500
Attic	None	Attic size:		
Additions				112,197
Other Features		WB Stks	RR	24,917
Sub-Total				425,724
Grade	B-	Factor 1.1700		498,097
CDU		C&D Factor 1.00		498,097
Depreciation		35 %		323,763
		Computed cost value @ 70%		226,634

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	14	1,282
P Porches, Patios, Decks	FOFF Frame open first flo	180	10,967
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	FRFF Frame first floor	379	43,388
L Living Area	BSMT Basement addition	379	6,984
P Porches, Patios, Decks	FOFF Frame open first flo	154	9,383
G Garages	FRL Attached frame GT 65	764	34,229
P Porches, Patios, Decks	CPAT Concrete patio	270	2,301

Total additions 112,197

