

Property at 00157 CARRIAGE DRIVE

Prop ID 1680157

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Administrative Information

Owner name: KEANE JODI L TRUSTEE
Second name:
Address: 157 CARRIAGE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 1680157 Neigh.: Zone: R-40 Vol: 805 Page: 27

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-Apr-2000
Resident Land	.92	105,000				Sale price: 275,500
Resident Dwelling	1.00	222,110				Sale valid: Y
Resident Outbldg	1.00	1,750				Values
Resident Excess	.03	160				Mkt value :
						Cost value: 470,029
Summary			Utilities		Sales ratios	
Total assessments		329,020	Water	Connecticut	Cost/sale :	1.7061
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		329,020	Gas	None	Assmt/sale:	1.1943

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	04	Vinyl 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	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addn'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	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1982	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt		Area	950	254,530
Basement	Full with walk					
Heating	Yes	A/C	Yes			7,330
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None	Attic size:				
Additions						86,028
Other Features	WB Stks		RR			31,043
Sub-Total						387,431
Grade	B	Factor	1.2600			488,163
CDU		C&D Factor	1.00			488,163
Depreciation				35 %	317,306	
					Computed cost value @ 70%	222,114

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	352	40,297
P Porches, Patios, Decks	FOFF Frame open first flo	198	12,063
L Living Area	OVER Frame Overhang	38	3,480
P Porches, Patios, Decks	DECK Wood deck	144	3,815
L Living Area	AIR Air conditioning	352	1,070
L Living Area	AIR Air conditioning	38	116
Total additions			86,028

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	14	168	30.00	2024	C	5,040	50	2,500
Utility Shed									
Value at 70%	1,750		Value at 100%			2,500			

