

Property at 00161 CARRIAGE DRIVE

Prop ID 1680161

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Administrative Information

Owner name: ROGERS DEREK SCOTT SMITH &
Second name: ROGERS JILL APELGREN
Address: 161 CARRIAGE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 1680161 Neigh.: Zone: R-40 Vol: 795 Page: 1179

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 07-Aug-2024
Resident Land	.92	105,000				Sale price: 625,000
Resident Dwelling	1.00	265,560				Sale valid:
					Values	
Resident Excess	.01	50				Mkt value : Cost value: 529,443
Summary			Utilities		Sales ratios	
Total assessments		370,610	Water	Connecticut	Cost/sale :	.8471
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		370,610	Gas	None	Assmt/sale:	.5930

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	.010	7,500	75			75	53
Residual		436						
		.930 acres	Total land value				150,075	105,053

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	9
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	40	B	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	1,000
Air Condition	99	None	Whirlpools	2,910
Interior Cond	05	Good	Rec Room Size	
Exterior Cond	05	Good	Living area	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1981	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt		Area		
Basement	Full with walk			1,305		323,860
Heating	Yes	A/C	No			
Plumbing	3 F/B	H/B	Add'l fix.	Wh/p	Saunas	10,000
Attic	None	Attic size:				
Additions						97,544
Other Features	WB Stks		RR			31,811
Sub-Total						463,215
Grade	B	Factor	1.2600			583,651
CDU		C&D Factor	1.00			583,651
Depreciation			35 %			379,373
Computed cost value @ 70%						265,561

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	FRFF Frame first floor	300	34,344
L Living Area	BSMT Basement addition	300	5,528
P Porches, Patios, Decks	BPAT Brick/flagstone pati	70	1,596
P Porches, Patios, Decks	FEFF Frame enclosed first	336	32,042
Total additions			97,544

