

Property at 00167 CARRIAGE DRIVE

Prop ID 1680167

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Administrative Information

Owner name: ROBERTSON BRANDON L &
 Second name: ERICA P
 Address: 167 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1680167 Neigh.: Zone: R40 Vol: 584 Page: 730

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	225,160

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Feb-2009
 Sale price: 427,000
 Sale valid:

Values

Mkt value :
 Cost value: 471,729

Summary

Total assessments	330,210
Total exemptions	
Net assessment	330,210

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1048
 Mkt/sale :
 Assmt/sale: .7733

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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	23	Attached 3 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	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1981	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,080	279,920
Basement	Full with walk				
Heating	Yes	A/C Yes			8,040
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	8,500
Attic	None		Attic size:		
Additions					82,932
Other Features	WB Stks	RR			13,356

Sub-Total					392,748
Grade	B	Factor 1.2600			494,862
CDU		C&D Factor 1.00			494,862
Depreciation		35 %			321,660
		Computed cost value @ 70%			225,162

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	960	43,010
P Porches, Patios, Decks	DECK Wood deck	467	12,371
L Living Area	FRFF Frame first floor	78	8,930
L Living Area	BSMT Basement addition	78	1,437
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	AIR Air conditioning	112	340
L Living Area	AIR Air conditioning	78	237
L Living Area	AIR Air conditioning	40	122

Total additions 82,932

