

Property at 00168 CARRIAGE DRIVE

Prop ID 1680168

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Administrative Information

Owner name: HUGHES KELLY L AND
 Second name: PELEN-HUGHES CHRISTINA A
 Address: 168 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1680168 Neigh.: Zone: R40 Vol: 728 Page: 764

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 20-May-2019
Resident Land	.92	105,000	ACA	Veteran	2,500	Sale price: 407,400
Resident Dwelling	1.00	267,420	CCB	Add Vet	1,250	Sale valid:
			DAC	Veteran	10,000	
Resident Excess .02 110			Values		Mkt value :	
					Cost value: 532,186	
Summary			Utilities		Sales ratios	
Total assessments		372,530	Water	Connecticut	Cost/sale :	1.3063
Total exemptions		13,750	Sewer	Public sewer	Mkt/sale :	
Net assessment		358,780	Gas	None	Assmt/sale:	.9144

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	.020	7,500	150		150	105
Residual		871					
.940 acres				Total land value		150,150	105,105

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	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	12	Basement 2 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	01	Full	Addn'l fixtures	Rec Room Size 600
Bsmt Fin Qual	03	Rec Room W/ Air	Whirlpools	Living area 2,896
Air Condition	01	Central Air	Saunas	# Living Units
Interior Cond	05	Good	M/F stacks	
Exterior Cond	05	Good	W/B stacks	2
			W/B openings	2
Actual Year Built: 1985				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,080	279,920
Basement	Full				
Heating	Yes	A/C Yes			8,040
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas 8,500
Attic	None		Attic size:		
Additions					136,466
Other Features		WB Stks	RR	Bsmt Gar	33,537
Sub-Total					466,463
Grade	B	Factor 1.2600			587,743
CDU		C&D Factor 1.00			587,743
Depreciation		35 %			382,033
Computed cost value @ 70%					267,423

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	576	65,941
L Living Area	BSMT Basement addition	576	10,615
P Porches, Patios, Decks	DECK Wood deck	356	9,430
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	BSMT Basement addition	120	2,211
L Living Area	AIR Air conditioning	120	365
L Living Area	AIR Air conditioning	576	1,751
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	AIR Air conditioning	40	122
P Porches, Patios, Decks	FOFF Frame open first flo	288	17,547
P Porches, Patios, Decks	BPAT Brick/flagstone pati	486	11,083

Total additions 136,466

