

Property at 00173 CARRIAGE DRIVE

Prop ID 1680173

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Administrative Information

Owner name: SLOAT DAVID & ERIN
Second name:
Address: 173 CARRIAGE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 1680173 Neigh.: Zone: R40 Vol: 464 Page: 154

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	230,600

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-May-2003
Sale price: 372,000
Sale valid: Y

Values

Mkt value :
Cost value: 479,429

Summary

Total assessments	335,600
Total exemptions	
Net assessment	335,600

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2888
Mkt/sale :
Assmt/sale: .9022

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						

.920 acres Total land value 150,000 105,000

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,176	298,670
Basement	Full with walk					
Heating	Yes	A/C Yes				8,570
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None			Attic size:		
Additions						79,237
Other Features		WB Stks				6,750

Sub-Total						402,227
Grade	B	Factor 1.2600				506,806
CDU		C&D Factor 1.00				506,806
Depreciation		35 %				329,424
		Computed cost value @ 70%				230,597

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	413	10,940
L Living Area	FRUF Frame upper full	180	15,071
L Living Area	BSMT Basement addition	216	3,980
L Living Area	FRFF Frame first floor	216	24,728
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	AIR Air conditioning	180	547
L Living Area	AIR Air conditioning	216	657

Total additions 79,237

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	10
Interior Walls	02	Drywall	Bedrooms	5
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	40	B	Whirlpools	2,748
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1981	

