

Property at 00023 FOUNDERS WAY

Prop ID 6450023

Printed 09-Jul-2024 12:58 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CARBRAY SHANNON MARIE TTE
 Second name: CARBRAY MATTHEW RICHARD TTE
 Address: 23 FOUNDERS WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 13 023
 Lot: 6450023 Neigh.: Zone: R30 Vol: 794 Page: 406

Assessments

Assmt category	Qty	Amount
Resident Land	.69	140,000
Resident Excess	.53	2,800
Resident Dwelling	1.00	663,970
Resident Outbldg	2.00	19,390

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 27-Feb-2015
 Sale price: 1,002,755
 Sale valid:

Values

Mkt value :
 Cost value: 1,180,229

Summary

Total assessments	826,160
Total exemptions	
Net assessment	826,160

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1770
 Mkt/sale :
 Assmt/sale: .8239

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	200,000	200,000		200,000	140,000
Primary Site		30,056					
RES	12	.533	7,500	3,998		3,998	2,799
Residual		23,217					

1.223 acres

Total land value

203,998

142,799

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	07	Propane Gas		
Attic	99	None		
Grade	53	A+		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2014

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full					1,947	449,240
Heating	Yes	A/C	Yes				12,820
Plumbing	3 F/B	3 H/B	4 Add'l fix.	1 Wh/p	Saunas		25,000
Attic	None	Attic size:					
Additions							110,210
Other Features	Mason Trim	M Stks RR					41,473
Sub-Total							638,743
Grade	A+	Factor	1.6500				1,053,926
CDU		C&D Factor	1.00				1,053,926
Depreciation				10 %			948,533
				Computed cost value @ 70%			663,973

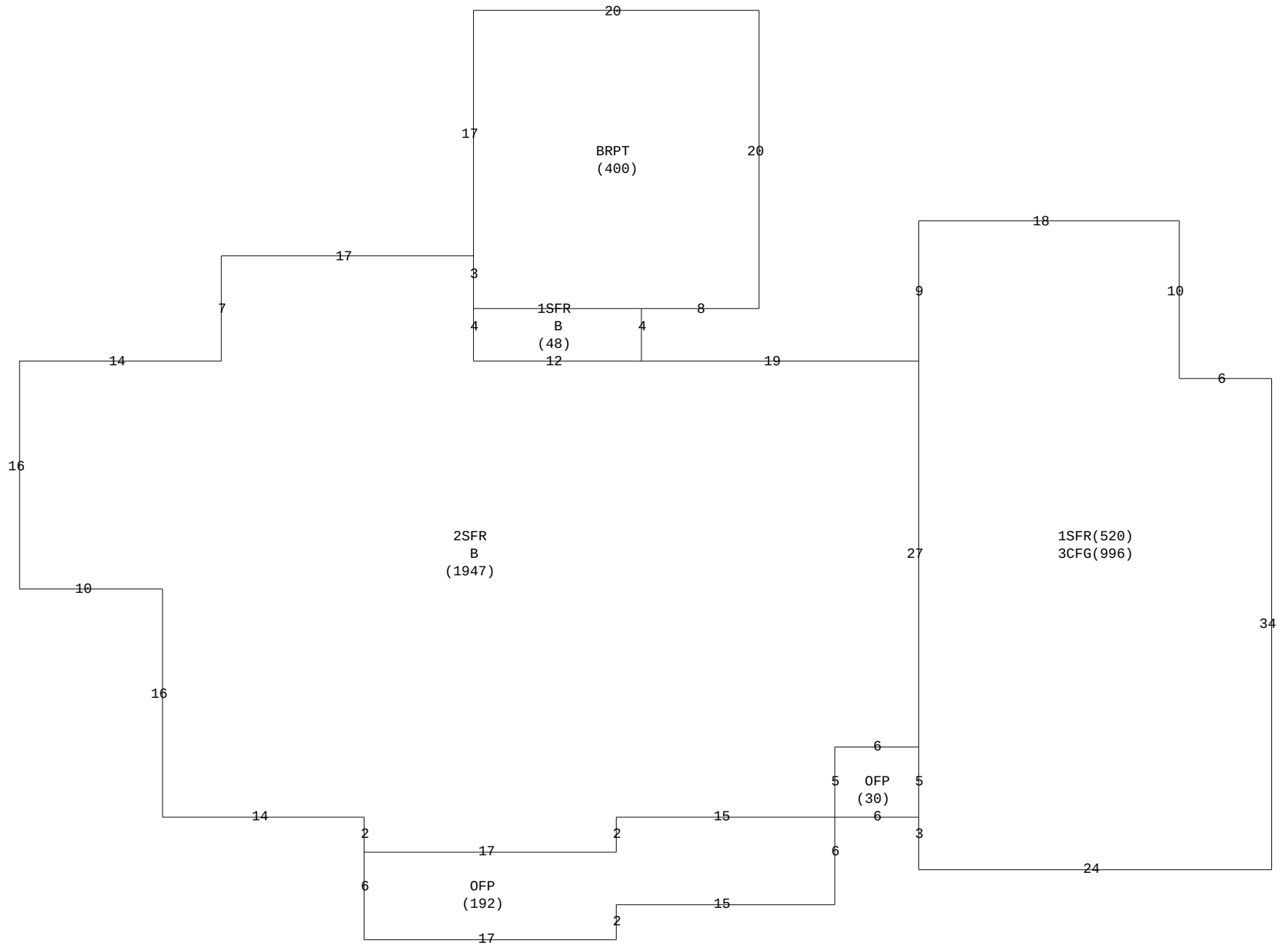
Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	996	44,623
G Garages	FSF Full-story fin o/gar	520	34,832
L Living Area	AIR Air conditioning	520	1,581
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698
L Living Area	BSMT Basement addition	48	885
L Living Area	FRFF Frame first floor	48	5,495
L Living Area	AIR Air conditioning	48	146
P Porches, Patios, Decks	BPAT Brick/flagstone pati	400	9,122

Total additions 110,210

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	14	30	420	30.00	2020	C	12,600	50	6,300
Utility Shed									
RP1 Pool w/ Plastic Linr	18	36	648	52.35	2023	B	42,743	50	21,400
Value at 70%					19,390		Value at 100%		27,700



THIS PARCEL CAME OUT OF 5 PIONEER DRIVE T/C MAP 13/23
TRUSTEES SHANNON MARIE CARBRAY 2021 REVOCABLE TRUST V794 P406 6-17-24