

Property at 00104 CARRIAGE DRIVE

Prop ID 1680104

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Administrative Information

Owner name: WADHAMS JAMES H
 Second name:
 Address: P O BOX 1362
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 1680104 Neigh.: Zone: R-40 Vol: 054 Page: 0662

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:
Resident Land	.92	94,500			Sale price:
Resident Dwelling	1.00	128,680			Sale valid:
Resident Outbldg	1.00	1,010			Values
Resident Excess	.08	420			Mkt value :
					Cost value: 320,870
Summary		Utilities		Sales ratios	
Total assessments		224,610	Water Avon		Cost/sale :
Total exemptions			Sewer Septic		Mkt/sale :
Net assessment		224,610	Gas		Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site		40,075					
RES	12	.080	7,500	600		600	420
Residual		3,485					
1.000 acres				Total land value		135,600	94,920

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	
Grade	37	B-	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	# Living Units	
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	05	Good	W/B openings	2
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,724	193,300
Basement	Full			
Heating	Yes	A/C Yes		5,860
Plumbing	2 F/B	H/B Add'l fix.	Wh/p Saunas	3,600
Attic	None	Attic size:		
Additions				21,400
Other Features	Mason Trim WB Stks	Unfin	3,500	17,560
Sub-Total				241,720
Grade	B-	Factor 1.1700		282,810
CDU		C&D Factor 1.00		282,810
Depreciation		35 %		183,830
Computed cost value @ 70%				128,680

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	17,100
P Porches, Patios, Decks	FOFF Frame open first flo	60	2,600
P Porches, Patios, Decks	BPAT Brick/flagstone pati	105	1,700
Total additions			21,400

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	12	144	20.00		C	2,880	50	1,440
Utility Shed									
Value at 70%		1,010		Value at 100%		1,440			

