

Property at 00123 CARRIAGE DRIVE

Prop ID 1680123

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Administrative Information

Owner name: FELDMAN JANE D AND
 Second name: GLENN S
 Address: 123 CARRIAGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1680123 Neigh.: Zone: R40 Vol: 320 Page: 829

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Jul-1996
Resident Land	.92	94,500			Sale price: 273,900
Resident Dwelling	1.00	181,090			Sale valid: Y
Resident Outbldg	1.00	670			Values
Resident Excess	.03	160			Mkt value :
					Cost value: 394,890
Summary		Utilities		Sales ratios	
Total assessments		276,420	Water Avon	Cost/sale :	1.4417
Total exemptions			Sewer Public sewer	Mkt/sale :	
Net assessment		276,420	Gas	Assmt/sale:	1.0092

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	.030	7,500	225		225	160
Residual		1,307					
		.950 acres		Total land value		135,225	94,660

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
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/Carpeti	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Dormer linear f	
Attic	99	None	Full Baths	2
Grade	40	B	Half Baths	1
Garage	22	Attached 2 car	Addn'l fixtures	1,000
Area Over Gar.	99	None	Whirlpools	2,566
Basement	04	Full with walk-o	Saunas	
Bsmt Fin Qual	02	Rec Room w/o air	# Living Units	
Air Condition	99	None	M/F stacks	
Interior Cond	05	Good	W/B stacks	1
Exterior Cond	05	Good	W/B openings	1
Actual Year Built: 1978				

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,148	212,970
Basement	Full with walk		
Heating	Yes A/C No		
Plumbing	2 F/B 1 H/B Add'l fix. Wh/p Saunas		6,000
Attic	None Attic size:		
Additions			53,800
Other Features	WB Stks Unfin 3,500		20,540
Sub-Total			293,310
Grade	B Factor 1.2600		369,570
CDU	C&D Factor 1.00		369,570
Depreciation	30 %		258,700
Computed cost value @ 70%			181,090

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	90	3,900
L Living Area	FRFF Frame first floor	270	21,800
L Living Area	BSMT Basement addition	270	3,500
P Porches, Patios, Decks	DECK Wood deck	368	6,900
G Garages	FR Attached frame LE 65	550	17,700
Total additions			53,800

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	20.00		C	1,920	50	960
Utility Shed									
Value at 70%			670	Value at 100%			960		

