

Property at 00036 FRANDEL DRIVE

Prop ID 2360036

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Administrative Information

Owner name: GRIM DAVID M & KELLY M
Second name:
Address: 36 FRANDEL DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 03 080
Lot: 2360036 Neigh.: Zone: R40 Vol: 786 Page: 150

Assessments

Assmt category	Qty	Amount
Resident Land	.78	94,500
Resident Dwelling	1.00	386,800

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Jul-2023
Sale price: 825,000
Sale valid:

Values

Mkt value :
Cost value: 687,571

Summary

Total assessments	481,300
Total exemptions	
Net assessment	481,300

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8334
Mkt/sale :
Assmt/sale: .5834

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.778	135,000	135,000			135,000	94,500
Primary Site		33,890						

.778 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	600
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,347
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2007	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,272	317,410
Heating	Yes	A/C Yes		9,100
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	17,000
Attic	None	Attic size:		
Additions				111,058
Other Features	WB Stks	RR		21,787

Sub-Total			476,355
Grade	A-	Factor 1.4500	690,715
CDU		C&D Factor 1.00	690,715
Depreciation		20 %	552,572
		Computed cost value @ 70%	386,800

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	806	36,110
G Garages	FSF Full-story fin o/gar	592	39,655
L Living Area	AIR Air conditioning	592	1,800
L Living Area	OVER Frame Overhang	15	1,374
L Living Area	BSMT Basement addition	96	1,769
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	AIR Air conditioning	96	292
P Porches, Patios, Decks	BPAT Brick/flagstone pati	240	5,473
L Living Area	BSMT Basement addition	100	1,843
L Living Area	FRFF Frame first floor	100	11,448
L Living Area	AIR Air conditioning	100	304

Total additions 111,058

