

Property at 00027 ANDREA LANE

Prop ID 1050027

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Administrative Information

Owner name: FRACASSO JOANNA & BRIAN
 Second name:
 Address: 27 ANDREA DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 1050027 Neigh.: Zone: R30 Vol: 762 Page: 745

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	193,670
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Jul-2021
 Sale price: 385,000
 Sale valid:

Values

Mkt value :
 Cost value: 413,071

Summary

Total assessments	289,150
Total exemptions	
Net assessment	289,150

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0729
 Mkt/sale :
 Assmt/sale: .7510

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	135,000	135,000			135,000	94,500
Primary Site		30,056						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	37	B-		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		
			Actual Year Built: 1969	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	925	249,650
Basement	Full				
Heating	Yes	A/C Yes			7,190
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					91,707
Other Features		WB Stks			6,750
Sub-Total					363,797
Grade	B-	Factor 1.1700			425,642
CDU		C&D Factor 1.00			425,642
Depreciation		35 %			276,667
Computed cost value @ 70%					193,667

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	324	37,092
L Living Area	BSMT Basement addition	324	5,971
L Living Area	AIR Air conditioning	324	985
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
P Porches, Patios, Decks	FOFF Frame open first flo	240	14,622
L Living Area	OVER Frame Overhang	37	3,389
L Living Area	OVER Frame Overhang	37	3,389
L Living Area	AIR Air conditioning	74	225
G Garages	FR Attached frame LE 65	504	22,378

Total additions 91,707

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%					980	Value at 100%			1,400

