

Property at 00025 BEVERLY DRIVE

Prop ID 1290025

Printed 05-Feb-2024 12:31 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FRIDKIN IGOR AND
Second name: JANE
Address: 25 BEVERLY DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 1290025 Neigh.: Zone: R40 Vol: 324 Page: 206

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	268,670

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Sep-1996
Sale price: 260,000
Sale valid: Y

Values

Mkt value :
Cost value: 558,814

Summary

Total assessments	391,170
Total exemptions	
Net assessment	391,170

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.1493
Mkt/sale :
Assmt/sale: 1.5045

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site		40,075						

.920 acres

Total land value

175,000

122,500

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	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	4
Grade	40	B	Whirlpools	1
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				1,120	287,730
Heating	Yes	A/C	Yes			8,260
Plumbing	3 F/B	H/B	4 Add'l fix.	1 Wh/p	Saunas	14,500
Attic	None	Attic size:				
Additions						125,370
Other Features	WB Stks		RR	Bsmt Gar		32,770
Sub-Total						468,630
Grade	B	Factor	1.2600			590,474
CDU		C&D Factor	1.00			590,474
Depreciation				35 %	383,808	
				Computed cost value @ 70%		268,666

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	600	68,689
L Living Area	BSMT Basement addition	600	11,057
L Living Area	AIR Air conditioning	600	1,824
P Porches, Patios, Decks	DECK Wood deck	306	8,106
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	AIR Air conditioning	40	122
P Porches, Patios, Decks	FEFF Frame enclosed first	224	21,361
P Porches, Patios, Decks	UTIL Utility building	224	6,398
P Porches, Patios, Decks	BPAT Brick/flagstone pati	182	4,150

Total additions 125,370

