

Property at 00001 BLANCHARD ROAD

Prop ID 1350001

Printed 06-Feb-2026 8:37 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FRIDLICH STEVEN H & CYNTHIA
 Second name:
 Address: 1 BLANCHARD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 1350001 Neigh.: Zone: R15 Vol: 810 Page: 236

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Dec-2025
Resident Land	.50	87,500				Sale price: 355,000
Resident Dwelling	1.00	136,690				Sale valid:
						Values
						Mkt value :
						Cost value: 320,271
Summary			Utilities		Sales ratios	
Total assessments	224,190		Water	Connecticut	Cost/sale :	.9022
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	224,190		Gas	None	Assmt/sale:	.6315

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.500	125,000	125,000			125,000	87,500
Primary Site		21,780						
				.500 acres	Total land value		125,000	87,500

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	243,370
Basement	Full		1,496	
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size: 1,496	Saunas
Additions				31,084
Other Features	WB Stks	RR		22,463
Sub-Total				300,417
Grade	C	Factor 1.0000		300,417
CDU		C&D Factor 1.00		300,417
Depreciation		35 %		195,271
Computed cost value @ 70%				136,690

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	116	7,067
P Porches, Patios, Decks	FOFF Frame open first flo	114	6,946
G Garages	FR Attached frame LE 65	368	17,071
Total additions			31,084

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	21	Attached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	99	None		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1965	

Scale: 1" = 6.71 feet