

Property at 00021 BREEZY KNOLL

Prop ID 1410021

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Administrative Information

Owner name: TRAVIS J FRANK TRUSTEE
 Second name:
 Address: 21 BREEZY KNOLL
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 1410021 Neigh.: Zone: RU2A Vol: 698 Page: 434

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Jul-1992	
Resident Land	2.00	140,000			Sale price: 885,000	
Resident Excess	3.37	17,690			Sale valid:	
Resident Dwelling	1.00	820,760			Values	
Resident Outbldg	1.00	27,860			Mkt value :	
					Cost value: 1,437,586	
Summary			Utilities		Sales ratios	
Total assessments	1,006,310		Water	Well	Cost/sale :	1.6244
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	1,006,310		Gas	None	Assmt/sale:	1.1371

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	200,000	200,000		200,000	140,000
Primary Site		87,120					
RES	12	3.370	7,500	25,275		25,275	17,693
Residual		146,797					
5.370 acres				Total land value		225,275	157,693

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	98	Other		
Exterior Walls	05	Stucco		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	12
Interior Walls	02	Drywall	Bedrooms	6
Floors	01	Hardwood	Family Rooms	2
Heating System	02	Forced Hot Air	Full Baths	6
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	5
Grade	60	AA	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	# Living Units	1
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	3
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,847	625,000
Basement	Full				
Heating	Yes	A/C Yes			17,770
Plumbing	6 F/B	1 H/B	5 Add'l fix.	1 Wh/p	Saunas 33,500
Attic	None		Attic size:		
Additions					235,820
Other Features	Mason Trim	WB Stks	RR		62,977
Sub-Total					975,067
Grade	AA	Factor 1.8500			1,803,874
CDU		C&D Factor 1.00			1,803,874
Depreciation		35 %			1,172,518
Computed cost value @ 70%					820,763

Building additions

Category	Type	Area	Value
L Living Area	FRUF Frame upper full	900	75,357
L Living Area	AIR Air conditioning	900	2,736
G Garages	FRL Attached frame GT 65	900	40,322
L Living Area	FRFF Frame first floor	252	28,849
L Living Area	AIR Air conditioning	252	766
L Living Area	BSMT Basement addition	252	4,644
P Porches, Patios, Decks	CNPY Canopy	512	10,850
L Living Area	FRFF Frame first floor	460	52,661
L Living Area	AIR Air conditioning	460	1,398
L Living Area	BSMT Basement addition	460	8,477
P Porches, Patios, Decks	BPAT Brick/flagstone pati	428	9,760

Total additions 235,820

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	40	720	110.5		C	79,596	50	39,800
Value at 70%			27,860	Value at 100%			39,800		

