

Property at 00015 FRANDEL DRIVE

Prop ID 2360015

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Administrative Information

Owner name: MUCCIACCIARO MARCO AND
Second name: LAURIE B
Address: 15 FRANDEL DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
Lot: 2360015 Neigh.: Zone: R40 Vol: 518 Page: 408

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 31-Mar-2005
Resident Land	.92	94,500			Sale price: 357,450
Resident Dwelling	1.00	183,020			Sale valid: Y
Resident Outbldg	1.00	2,030			

Values

Resident Excess	.01	50	Mkt value :	
			Cost value:	399,429

Summary

Total assessments	279,600	Water Well	Cost/sale :	1.1174
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	279,600	Gas None	Assmt/sale:	.7822

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site	40,075						
RES	12	.010	7,500	75		75	53
Residual	436						

.930 acres Total land value 135,075 94,553

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	02	Drywall	Garage cars 2
Floors	01	Hardwood	Bedrooms 4
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	37	B-	Full Baths 2
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	99	None	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Rec Room Size
Air Condition	99	None	Living area 2,300
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	# Living Units

Actual Year Built: 1967

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,150	293,590
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p	Saunas 8,500
Attic	None	Attic size:		
Additions				34,948
Other Features		WB Stks		6,750

Sub-Total				343,788
Grade	B-	Factor 1.1700		402,232
CDU		C&D Factor 1.00		402,232
Depreciation		35 %		261,451
		Computed cost value @ 70%		183,016

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	140	13,351
G Garages	FR Attached frame LE 65	484	21,597

Total additions 34,948

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00		C	5,760	50	2,900
Utility Shed									

Value at 70% 2,030

Value at 100% 2,900

