

Property at 00022 FRANDEL DRIVE

Prop ID 2360022

Printed 06-Feb-2024 11:56 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ROE TYLER J & HEATHER A
 Second name:
 Address: 22 FRANDEL DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 2360022 Neigh.: Zone: R40 Vol: 757 Page: 238

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	201,330

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Aug-2016
 Sale price: 326,000
 Sale valid:

Values

Assmt category	Qty	Amount	Mkt value	Cost value
Resident Excess	.30	1,580		424,871

Summary

Category	Amount
Total assessments	297,410
Total exemptions	
Net assessment	297,410

Utilities

Utility	Well
Water	
Sewer	
Gas	

Sales ratios

Cost/sale : 1.3033
 Mkt/sale :
 Assmt/sale: .9123

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	.300	7,500	2,250			2,250	1,575
Residual		13,068						

1.220 acres

Total land value

137,250

96,075

Building Valuation Summary

Category	Value	Area
Dwelling	270,540	1,032
Basement		
Heating	7,780	
Plumbing	8,500	
Attic		
Additions	72,585	
Other Features	18,779	

Category	Value
Sub-Total	378,184
Grade	442,475
CDU	442,475
Depreciation	287,609
Computed cost value @ 70%	201,326

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	BSMT Basement addition	288	5,307
P Porches, Patios, Decks	DECK Wood deck	224	5,934
G Garages	FR Attached frame LE 65	562	24,641
P Porches, Patios, Decks	FOFF Frame open first flo	16	975
L Living Area	FRFF Frame first floor	16	1,832
L Living Area	AIR Air conditioning	288	876
L Living Area	AIR Air conditioning	16	49

Total additions 72,585

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	02	Drywall	
Floors	01	Hardwood	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	37	B-	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	04	Full with walk-o	
Bsmt Fin Qual	03	Rec Room W/ Air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1968

