

Property at 00023 FRANDEL DRIVE

Prop ID 2360023

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Administrative Information

Owner name: CANOVA NICHOLAS J AND
 Second name: ANGELA M
 Address: 23 FRANDEL DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 2360023 Neigh.: Zone: R40 Vol: 439 Page: 919

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	
Resident Land	.92	94,500				Sale date: 01-Oct-2002
Resident Dwelling	1.00	179,040				Sale price: 282,585
Resident Outbldg	2.00	23,170				Sale valid: Y
					Values	
Resident Excess	.02	110				Mkt value :
					Cost value: 424,029	
Summary			Utilities		Sales ratios	
Total assessments		296,820	Water	Well		Cost/sale : 1.5005
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		296,820	Gas	None		Assmt/sale: 1.0504

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	.020	7,500	150			150	105
Residual		871						
							.940 acres	
							Total land value	
							135,150	
							94,605	

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	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1966	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	871	239,100
Basement	Full with walk				
Heating	Yes	A/C Yes			6,890
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	8,500
Attic	None		Attic size:		
Additions					64,577
Other Features		WB Stks	RR	Bsmt Gar	17,255
Sub-Total					336,322
Grade	B-	Factor 1.1700			393,497
CDU		C&D Factor 1.00			393,497
Depreciation		35 %			255,773
Computed cost value @ 70%					179,041

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	204	19,454
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
L Living Area	FRFF Frame first floor	273	31,253
L Living Area	BSMT Basement addition	273	5,031
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	OVER Frame Overhang	28	2,564
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
L Living Area	AIR Air conditioning	273	830
L Living Area	AIR Air conditioning	46	140
Total additions			64,577

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	19	43	817	74.05		C	60,499	50	30,200
RS1 Frame Utility Shed	12	16	192	30.00		C	5,760	50	2,900
Value at 70%			23,170	Value at 100%			33,100		

