

Property at 00033 FRANDEL DRIVE

Prop ID 2360033

Printed 06-Feb-2024 11:57 AM Design and Layout (C) Right/Angles

-Administrative Information-

Owner name: VITKAUSKAS JEREMY J &
Second name: JENNIFER A
Address: 33 FRANDEL DRIVE
City/state: AVON CT Zip: 06001

-Location Information-

Map: 013 Clerk map:
Lot: 2360033 Neigh.: Zone: R40 Vol: 410 Page: 172

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Aug-2001
Resident Land	.92	94,500				Sale price: 240,000
Resident Dwelling	1.00	189,900				Sale valid: Y
Resident Outbldg	1.00	1,260				Values
Resident Excess	.07	370				Mkt value :
						Cost value: 408,614

Summary

Total assessments	286,030	Water	Well	Cost/sale :	1.7026
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	286,030	Gas	None	Assmt/sale:	1.1918

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	.070	7,500	525		525	368
Residual		3,049					
		.990 acres		Total land value		135,525	94,868

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	Garage cars	2
Interior Walls	02	Drywall	Bedrooms	5	Unfinished area	
Floors	01	Hardwood	Family Rooms		Dormer linear f	
Heating System	02	Forced Hot Air	Full Baths	3	Masonry trim sf	
Fuel	01	Oil	Half Baths	1	Finish bsmt sz	
Attic	99	None	Addn'l fixtures	2	Rec Room Size	
Grade	37	B-	Whirlpools		Living area	2,235
Garage	22	Attached 2 car	Saunas		# Living Units	
Area Over Gar.	99	None	M/F stacks			
Basement	01	Full	W/B stacks	1		
Bsmt Fin Qual	01	Unfinished	W/B openings	1		
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1960			

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full				768	218,990
Heating	Yes	A/C	Yes			6,320
Plumbing	3 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas	14,500
Attic	None	Attic size:				
Additions						110,154
Other Features	WB Stks					6,750
Sub-Total						356,714
Grade	B-	Factor	1.1700			417,355
CDU		C&D Factor	1.00			417,355
Depreciation			35 %			271,281
			Computed cost value @ 70%			189,897

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	110	10,490
P Porches, Patios, Decks	BPAT Brick/flagstone pati	164	3,740
L Living Area	FRFF Frame first floor	56	6,411
L Living Area	FRUF Frame upper full	56	4,689
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	FRUF Frame upper full	84	7,033
L Living Area	BSMT Basement addition	84	1,548
L Living Area	OVER Frame Overhang	32	2,931
P Porches, Patios, Decks	FOFF Frame open first flo	256	15,597
G Garages	FR Attached frame LE 65	440	19,880
G Garages	FSF Full-story fin o/gar	380	25,454
L Living Area	OVER Frame Overhang	7	641
L Living Area	AIR Air conditioning	56	170
L Living Area	AIR Air conditioning	56	170
L Living Area	AIR Air conditioning	84	255
L Living Area	AIR Air conditioning	84	255
L Living Area	AIR Air conditioning	380	1,155
L Living Area	AIR Air conditioning	39	119
Total additions			110,154

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame Utility Shed	10	12	120	30.00	2010	C	3,600	50	1,800
Value at 70%		1,260					Value at 100%		1,800

