

Property at 00034 FRANDEL DRIVE

Prop ID 2360034

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Administrative Information

Owner name: CUNNINGHAM RICHARD C &
Second name: LESLIE W
Address: 34 FRANDEL DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 03 080
Lot: 2360034 Neigh.: Zone: R40 Vol: 681 Page: 56

Assessments

Assmt category	Qty	Amount
Resident Land	.76	94,500
Resident Dwelling	1.00	397,920

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Dec-2014
Sale price: 695,000
Sale valid:

Values

Mkt value :
Cost value: 703,457

Summary

Total assessments	492,420
Total exemptions	
Net assessment	492,420

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0122
Mkt/sale :
Assmt/sale: .7085

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.760	135,000	135,000			135,000	94,500
Primary Site		33,106						

.760 acres Total land value 135,000 94,500

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,516	365,060
Basement	Full			
Heating	Yes	A/C Yes		10,440
Plumbing	3 F/B	3 H/B 3 Add'l fix. 1 Wh/p	Saunas	24,500
Attic	None	Attic size:		
Additions				69,521
Other Features	WB Stks	RR		20,534

Sub-Total			490,055
Grade	A-	Factor 1.4500	710,580
CDU		C&D Factor 1.00	710,580
Depreciation		20 %	568,464
		Computed cost value @ 70%	397,925

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	781	34,990
G Garages	FSF Full-story fin o/gar	396	26,526
P Porches, Patios, Decks	F0FF Frame open first flo	32	1,950
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	FRFF Frame first floor	6	687
P Porches, Patios, Decks	F0FF Frame open first flo	40	2,437

Total additions 69,521

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
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	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	3
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	550
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,466
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2009	

