

Property at 00040 FRANDEL DRIVE

Prop ID 2360040

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Administrative Information

Owner name: CYRANKOWSKI TRISHA E
Second name:
Address: 40 FRANDEL DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 14 026
Lot: 2360040 Neigh.: Zone: R40 Vol: 802 Page: 1194

Assessments

Assmt category	Qty	Amount
Resident Land	.64	94,500
Resident Dwelling	1.00	215,530

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-May-2025
Sale price: 500,000
Sale valid:

Values

Mkt value :
Cost value: 442,900

Summary

Total assessments	310,030
Total exemptions	
Net assessment	310,030

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8858
Mkt/sale :
Assmt/sale: .6201

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.638	135,000	135,000			135,000	94,500
Primary Site		27,791						

.638 acres

Total land value

135,000

94,500

Residential Dwelling Information

Subject

Code

Description

Condominium

Style	04	Colonial		
Exterior Walls	01	Clapboards		
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.	03	Partial		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Total Rooms	8	Garage cars	2
Bedrooms	4	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	2	Masonry trim sf	288
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures		Rec Room Size	500
Whirlpools		Living area	2,394
Saunas		# Living Units	1
M/F stacks			
W/B stacks	1		
W/B openings	1		

Actual Year Built: 1968

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	248,280		
Basement	Full		918			
Heating	Yes	A/C Yes		7,150		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None		Attic size:			
Additions						116,775
Other Features	Mason Trim	WB Stks	RR			24,159

Sub-Total		404,864	
Grade	B-	Factor 1.1700	473,691
CDU		C&D Factor 1.00	473,691
Depreciation		35 %	307,899
		Computed cost value @ 70%	215,529

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	BSMT Basement addition	168	3,096
P Porches, Patios, Decks	FEFF Frame enclosed first	180	17,165
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
L Living Area	FRUF Frame upper full	144	12,057
G Garages	FR Attached frame LE 65	506	22,456
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	FRFF Frame first floor	216	24,728
P Porches, Patios, Decks	DECK Wood deck	320	8,477
L Living Area	AIR Air conditioning	144	438
L Living Area	AIR Air conditioning	168	511
L Living Area	AIR Air conditioning	216	657
L Living Area	AIR Air conditioning	30	91

Total additions 116,775

