

Property at 00025 FRANKS WAY

Prop ID 2370025

Printed 06-Feb-2024 11:58 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LAMONICA JOHN T
 Second name:
 Address: 25 FRANK'S WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2370025 Neigh.: Zone: R30 Vol: 323 Page: 460

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	270,840
Resident Outbldg	3.00	34,510

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Sep-1996
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 635,800

Summary

Total assessments	445,060
Total exemptions	
Net assessment	445,060

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

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	17.224	7,500	129,180	.50		64,590	45,213
Residual	750,277							

18.144 acres

Total land value

199,590

139,713

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	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	05	Electric B/B	Full Baths	3
Fuel	03	Electric	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1970	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,324	327,570
Basement	Full with walk				
Heating	Yes	A/C Yes			9,390
Plumbing	3 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		14,000
Additions					90,402
Other Features	Mason Trim	WB Stks	RR		31,063
Sub-Total					472,425
Grade	B	Factor 1.2600			595,256
CDU		C&D Factor 1.00			595,256
Depreciation		35 %			386,916
Computed cost value @ 70%					270,841

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	998	8,506
P Porches, Patios, Decks	DECK Wood deck	118	3,126
P Porches, Patios, Decks	FOFF Frame open first flo	70	4,265
P Porches, Patios, Decks	BPAT Brick/flagstone pati	70	1,596
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	FRFF Frame first floor	250	28,620
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	DECK Wood deck	142	3,762
L Living Area	AIR Air conditioning	250	760
L Living Area	AIR Air conditioning	140	426

Total additions 90,402

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	9	19	171	30.00	1989	C	5,130	50	2,600
Utility Shed									
RP1 Pool w/ Plastic Linr	18	40	720	74.05	1989	C	53,316	50	26,700
AB2 Flat barn	28	30	840	37.75	1999	B	39,955	50	20,000
Value at 70%					34,510	Value at 100%			49,300

