

Property at 00015 FREDERICK DRIVE

Prop ID 2380015

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Administrative Information

Owner name: MOORE DEREK R & ASHLEY C
 Second name:
 Address: 15 FREDERICK DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 2380015 Neigh.: Zone: R40 Vol: 729 Page: 403

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Outbldg	1.00	1,680
Resident Dwelling	1.00	244,570

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Jun-2019
 Sale price: 490,000
 Sale valid:

Values

Mkt value :
 Cost value: 502,014

Summary

Total assessments	351,410
Total exemptions	
Net assessment	351,410

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0245
 Mkt/sale :
 Assmt/sale: .7172

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site	40,075							
RES	12	.030	7,500	225			225	158
Residual	1,307							

.950 acres

Total land value

150,225

105,158

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	40	B		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1986

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,200	303,350
Basement	Full			
Heating	Yes	A/C Yes		8,700
Plumbing	2 F/B	1 H/B	Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				79,181
Other Features		WB Stks	RR	24,367
Sub-Total				426,598
Grade	B	Factor 1.2600		537,513
CDU		C&D Factor 1.00		537,513
Depreciation		35 %		349,383
Computed cost value @ 70%				244,568

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	456	12,079
L Living Area	FRFF Frame first floor	200	22,896
L Living Area	BSMT Basement addition	200	3,686
G Garages	FRL Attached frame GT 65	672	30,107
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	AIR Air conditioning	40	122
L Living Area	AIR Air conditioning	200	608
P Porches, Patios, Decks	BPAT Brick/flagstone pati	264	6,020

Total additions 79,181

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2020	C	4,800	50	2,400
Utility Shed									
Value at 70%				1,680	Value at 100%				2,400

