

Property at 00018 FREDERICK DRIVE

Prop ID 2380018

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Administrative Information

Owner name: COSTILL DAVID W & DEBORAH L
 Second name:
 Address: 18 FREDERICK DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 2380018 Neigh.: Zone: R40 Vol: 532 Page: 583

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date:	31-Oct-2005
Resident Land	.92 105,000	LBA Volfire	62,500	Sale price:	330,000
Resident Outbldg	1.00 6,370			Sale valid:	Y
Resident Dwelling	1.00 187,970			Values	
Resident Excess	.45 2,360			Mkt value :	
				Cost value:	431,000
Summary		Utilities		Sales ratios	
Total assessments	301,700	Water Well		Cost/sale :	1.3061
Total exemptions	62,500	Sewer Septic		Mkt/sale :	
Net assessment	239,200	Gas None		Assmt/sale:	.9142

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	.450	7,500	3,375		3,375	2,363
Residual	19,602						
1.370 acres		Total land value		153,375		107,363	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
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: 1986	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,454	307,760
Basement	Full				
Heating	Yes	A/C Yes			8,810
Plumbing	2 F/B	1 H/B 1 Add'l fix.	1 Wh/p	Saunas	11,500
Attic	None	Attic size:			
Additions					47,709
Other Features		WB Stks			6,750
Sub-Total					382,529
Grade	C+	Factor 1.0800			413,131
CDU		C&D Factor 1.00			413,131
Depreciation		35 %			268,535
Computed cost value @ 70%					187,975

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	540	23,782
P Porches, Patios, Decks	DECK Wood deck	360	9,536
L Living Area	FRFF Frame first floor	70	8,014
L Living Area	BSMT Basement addition	70	1,290
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
L Living Area	AIR Air conditioning	70	213
Total additions			47,709

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	19	32	608	30.00		C	18,240	50	9,100
Utility Shed									
Value at 70%		6,370	Value at 100%		9,100				

