

Property at 00023 FREDERICK DRIVE

Prop ID 2380023

Printed 06-Feb-2024 11:59 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MAJIDY ABDUL AND SHELLY
 Second name:
 Address: 23 FREDERICK DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 2380023 Neigh.: Zone: R40 Vol: 428 Page: 134

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	105,000			Sale date: 03-May-2002
Resident Outbldg	1.00	840			Sale price: 395,000
Resident Dwelling	1.00	257,170			Sale valid: Y

Values			
Resident Excess	1.06	5,550	Mkt value : Cost value: 526,514

Summary

Summary		Utilities		Sales ratios	
Total assessments	368,560	Water	Well	Cost/sale :	1.3329
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	368,560	Gas	None	Assmt/sale:	.9331

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	1.058	7,500	7,935		7,935	5,555
Residual		46,086					

1.978 acres Total land value 157,935 110,555

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	02	Hip		
Foundation	02	Block	Total Rooms	9
Interior Walls	01	Plaster	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	07	Hydro Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	04	Fully finished w	Dormer linear f	
Grade	37	B-	Masonry trim sf	
Garage	22	Attached 2 car	Finish bsmt sz	
Area Over Gar.	01	Fully Finished	Rec Room Size	250
Basement	04	Full with walk-o	Living area	3,307
Bsmt Fin Qual	03	Rec Room W/ Air	# Living Units	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1993

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	2,041	315,080
Basement	Full with walk		
Heating	Yes A/C Yes		8,990
Plumbing	4 F/B H/B 2 Add'l fix. Wh/p Saunas		16,000
Attic	Fully finished w/WH Attic size: 770		28,454
Additions			102,293
Other Features	M Stks RR		12,265

Sub-Total		483,082
Grade B-	Factor 1.1700	565,206
CDU	C&D Factor 1.00	565,206
Depreciation	35 %	367,384
	Computed cost value @ 70%	257,169

Building additions

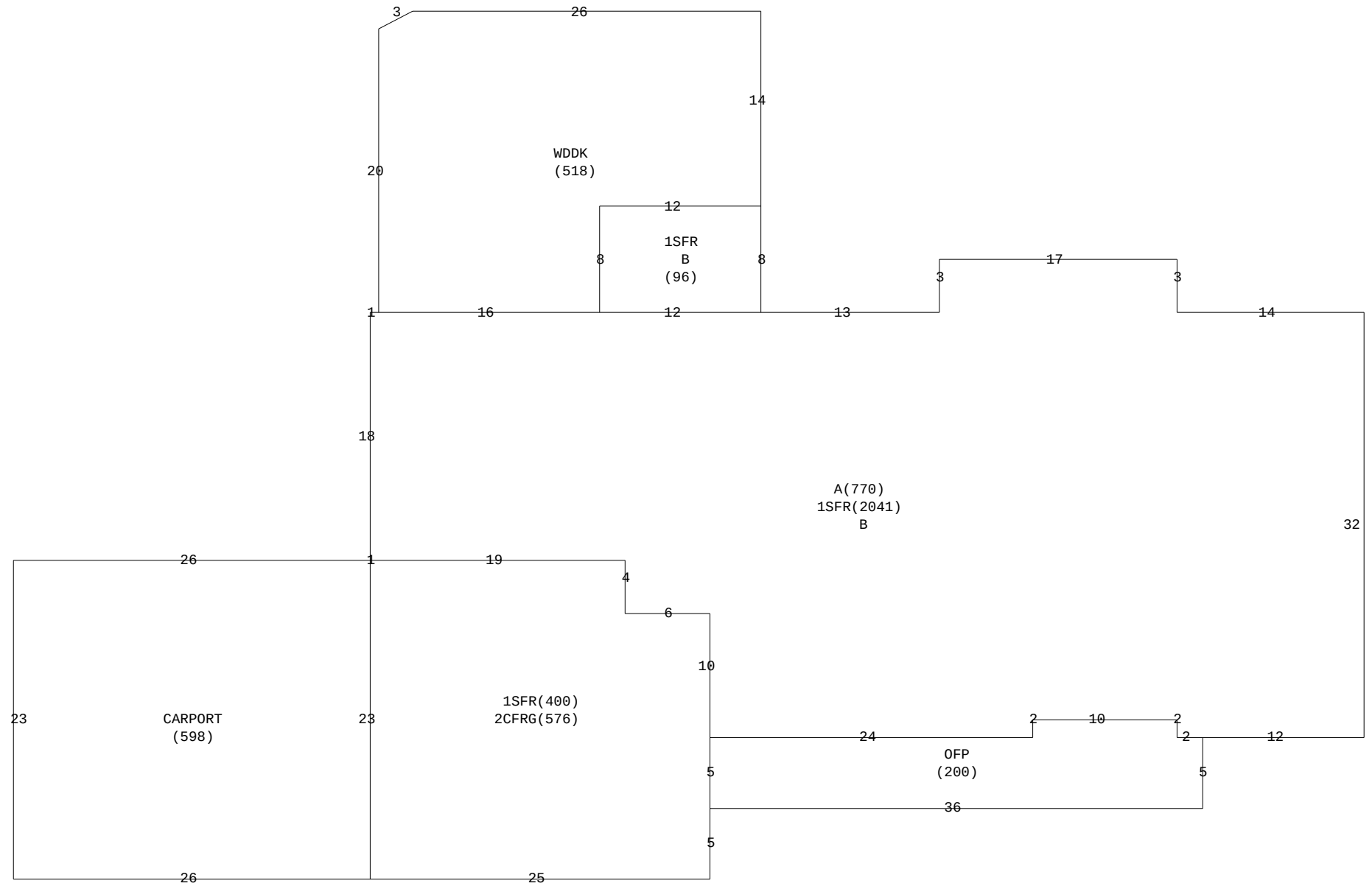
Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
G Garages	FSF Full-story fin o/gar	400	26,794
L Living Area	AIR Air conditioning	400	1,216
P Porches, Patios, Decks	FOFF Frame open first flo	200	12,185
L Living Area	BSMT Basement addition	96	1,769
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	AIR Air conditioning	96	292
P Porches, Patios, Decks	DECK Wood deck	518	13,722
G Garages	CRPT Open carport	598	10,138

Total additions 102,293

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00	2004	C	2,400	50	1,200
Utility Shed									

Value at 70% 840 Value at 100% 1,200



2nd Fl.=1170SqFt