

Property at 00025 FREDERICK DRIVE

Prop ID 2380025

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Administrative Information

Owner name: CARCIO LYNN D
 Second name:
 Address: 25 FREDERICK DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 2380025 Neigh.: Zone: R40 Vol: 238 Page: 70

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Feb-1986
Resident Land	.92	105,000				Sale price:
Resident Outbldg	1.00	16,800				Sale valid:
Resident Dwelling	1.00	242,270				Values
Resident Excess	.93	4,870				Mkt value :
						Cost value: 527,057
Summary			Utilities		Sales ratios	
Total assessments		368,940	Water	Well		Cost/sale :
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		368,940	Gas	None		Assmt/sale:

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	.927	7,500	6,953			6,953	4,867
Residual		40,380						
1.847 acres		Total land value		156,953			109,867	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical 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	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	23	Attached 3 car	Half Baths	
Area Over Gar.	03	Partial	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,380
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1986	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,053	239,480
Basement	Full				
Heating	Yes	A/C Yes			6,880
Plumbing	2 F/B	H/B 4 Add'l fix.	1 Wh/p	Saunas	9,500
Attic	None	Attic size:			
Additions					159,986
Other Features		WB Stks			6,750
Sub-Total					422,596
Grade	B	Factor 1.2600			532,471
CDU		C&D Factor 1.00			532,471
Depreciation		35 %			346,106
		Computed cost value @ 70%			242,274

Building additions

Category	Type	Area	Value
G Garages	CRPT Open carport	480	8,137
G Garages	FR Attached frame LE 65	210	10,907
G Garages	FRL Attached frame GT 65	732	32,795
L Living Area	FRUH Frame upper half	732	37,432
L Living Area	AIR Air conditioning	362	1,100
P Porches, Patios, Decks	DECK Wood deck	381	10,093
L Living Area	FRFF Frame first floor	290	33,199
L Living Area	FRUH Frame upper half	290	14,829
L Living Area	BSMT Basement addition	290	5,344
L Living Area	AIR Air conditioning	580	1,763
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387

Total additions 159,986

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	36	648	74.05		C	47,984	50	24,000
Value at 70%			16,800				Value at 100%		24,000

