

Property at 00085 NEW ROAD

Prop ID 3280085

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Administrative Information

Owner name: FRODERMANN NANCY L AND
 Second name: APPELL BRUCE
 Address: 85 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3280085 Neigh.: Zone: R15 Vol: 644 Page: 951

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 18-Apr-1994
Resident Land	.74	87,500	LBA Volfire	62,500	Sale price: 140,000
Resident Dwelling	1.00	127,300	AAA Veteran	1,000	Sale valid:
Resident Outbldg	3.00	9,100	CAB Add Vet	500	Values
			DAC Veteran	10,000	Mkt value :
					Cost value: 319,857
Summary		Utilities		Sales ratios	
Total assessments	223,900	Water	Connecticut	Cost/sale :	2.2847
Total exemptions	74,000	Sewer	Septic	Mkt/sale :	
Net assessment	149,900	Gas	None	Assmt/sale:	1.5993

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.740	125,000	125,000		125,000	87,500
Primary Site		32,234					
		.740 acres		Total land value		125,000	87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	31	Detached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1933	

Building Valuation Summary

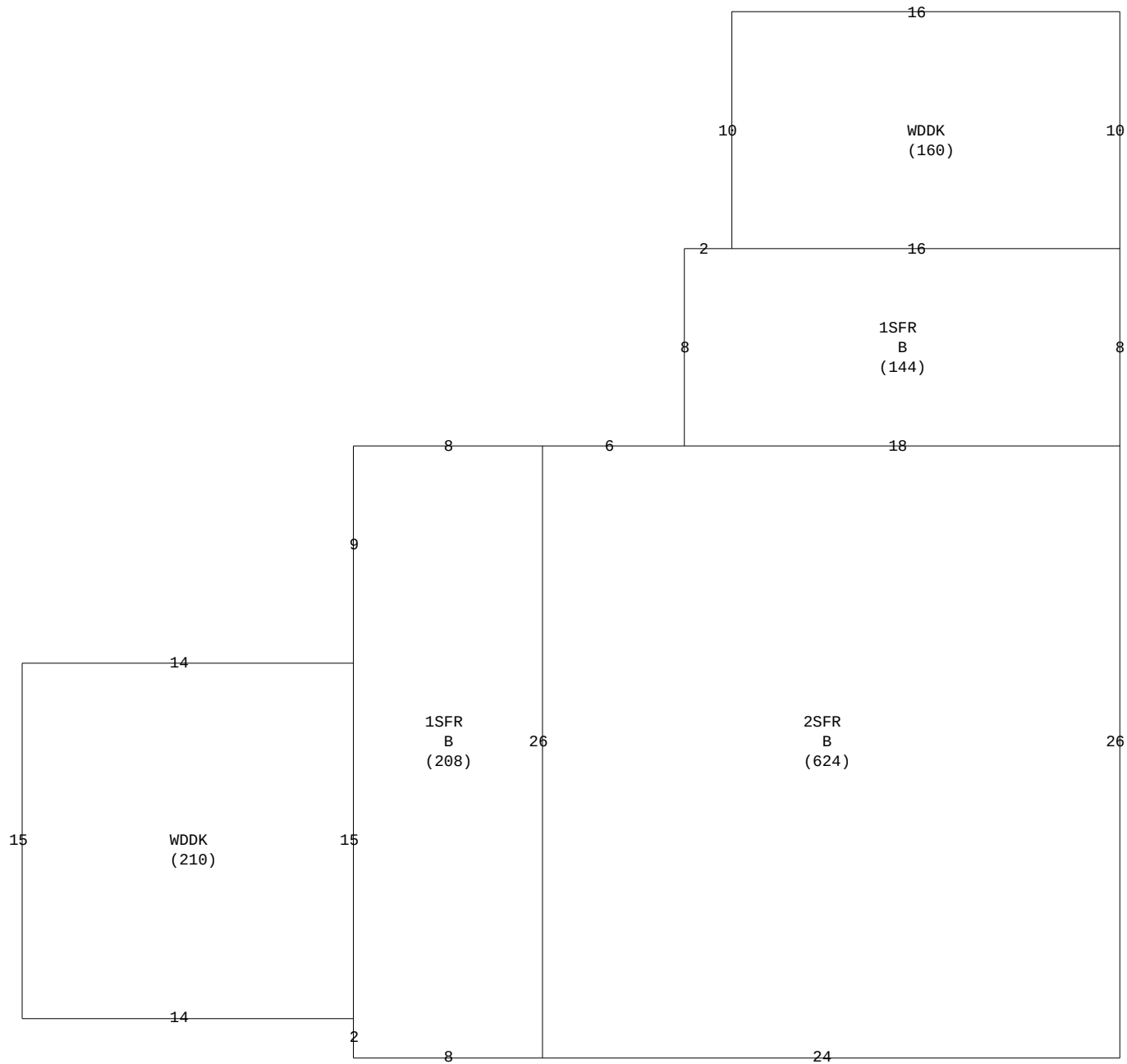
		Area			
Dwelling	Frame	2 story w/bsmt	624	190,860	
Basement	Full				
Heating	Yes	A/C Yes		5,530	
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions				57,655	
Other Features					
Sub-Total				259,045	
Grade	C+	Factor 1.0800		279,769	
CDU		C&D Factor 1.00		279,769	
Depreciation		35 %		181,850	
		Computed cost value @ 70%		127,295	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	210	5,563
L Living Area	FRFF Frame first floor	208	23,812
L Living Area	BSMT Basement addition	208	3,833
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	BSMT Basement addition	144	2,654
P Porches, Patios, Decks	DECK Wood deck	160	4,238
L Living Area	AIR Air conditioning	352	1,070
Total additions			57,655

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	14	26	364	55.95		C	20,366	50	10,200
Block Detach Garage									
RS1 Frame	11	14	154	30.00		D	3,604	50	1,800
Utility Shed									
WDK Wood Deck	10	10	100	25.30		D	1,973	50	1,000
Value at 70%		9,100					Value at 100%		13,000



KITCHEN REMODELED IN 1984.
BATHROOM UPDATED IN 1984. AIR CONDITIONING INSTALLED IN 1990.