

Property at 00012 CRANBROOK

Prop ID 6350012

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Administrative Information

Owner name: FRODERMANN ULRIC AND
 Second name: MICHAELA C
 Address: 12 CRANBROOK
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map: 13 005
 Lot: 6350012 Neigh.: Zone: R40 Vol: 670 Page: 20

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.10	530
Resident Dwelling	1.00	543,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Dec-2013
 Sale price: 867,173
 Sale valid:

Values

Mkt value :
 Cost value: 977,443

Summary

Total assessments	684,210
Total exemptions	
Net assessment	684,210

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1272
 Mkt/sale :
 Assmt/sale: .7890

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000			200,000	140,000
Primary Site		40,075						
RES	12	.100	7,500	750			750	525
Residual		4,356						

1.020 acres

Total land value

200,750

140,525

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type		Unknown		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	3
Attic	01	Fully Finished	Half Baths	1
Grade	47	A-	Addn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	M/F stacks	1
Bsmt Fin Qual	01	Unfinished	W/B stacks	
Air Condition	01	Central Air	W/B openings	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2013	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,621	385,570
Heating	Yes	A/C Yes		11,020
Plumbing	3 F/B	1 H/B	3 Add'l fix.	Wh/p Saunas 15,000
Attic	Fully Finished		Attic size: 492	18,208
Additions				192,294
Other Features	Mason Trim	M Stks		8,082

Sub-Total		630,174
Grade	A-	Factor 1.4500
CDU	C&D Factor 1.00	913,752
Depreciation	15 %	776,689
	Computed cost value @ 70%	543,682

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	672	30,107
G Garages	FSF Full-story fin o/gar	496	33,224
L Living Area	AIR Air conditioning	496	1,508
P Porches, Patios, Decks	FOFF Frame open first flo	173	10,540
L Living Area	BSMT Basement addition	392	7,224
L Living Area	FRFF Frame first floor	392	44,877
L Living Area	AIR Air conditioning	392	1,192
L Living Area	BSMT Basement addition	266	4,902
L Living Area	FRFF Frame first floor	266	30,452
L Living Area	AIR Air conditioning	266	809
L Living Area	BSMT Basement addition	75	1,382
L Living Area	FRFF Frame first floor	75	8,586
L Living Area	AIR Air conditioning	75	228
P Porches, Patios, Decks	BPAT Brick/flagstone pati	757	17,263

Total additions 192,294

