

Property at 00028 SUNNYBROOK DRIVE

Prop ID 4170028

Printed 07-Feb-2024 2:56 PM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: KISZEWSKI IAN & CHARUWAN
 Second name:
 Address: 28 SUNNYBROOK DRIVE
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	768	190,950
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None		Attic size:		
Additions					29,816
Other Features					
Sub-Total					220,766
Grade	C	Factor 1.0000			220,766
CDU		C&D Factor 1.00			220,766
Depreciation		35 %			143,498
Computed cost value @ 70%					100,449

Location Information			
Map: 019	Clerk map:		
Lot: 4170028	Neigh.:	Zone:	Vol: 778 Page: 251
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	.69	94,500	
Resident Dwelling	1.00	100,450	
Resident Outbldg	2.00	1,890	
Resident Excess	.35	1,840	
Summary		Utilities	
Total assessments	198,680	Water	Well
Total exemptions		Sewer	Septic
Net assessment	198,680	Gas	None
		Values	
		Last sale	
		Sale date: 17-Aug-2022	
		Sale price: 265,000	
		Sale valid:	
		Mkt value :	
		Cost value: 283,829	
		Sales ratios	
		Cost/sale : 1.0711	
		Mkt/sale :	
		Assmt/sale: .7497	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	96	9,155
G Garages	FR Attached frame LE 65	460	20,661
Total additions			29,816

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	135,000	135,000			135,000	94,500
Primary Site		30,056						
RES	12	.350	7,500	2,625			2,625	1,838
Residual		15,246						
1.040 acres				Total land value			137,625	96,338

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Garage cars	2
Floors	01	Hardwood	Bedrooms	2
Heating System	02	Forced Hot Air	Family Rooms	32
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	
Grade	30	C	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	Living area 1,152
Area Over Gar.	99	None	Saunas	# Living Units
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	
Air Condition	99	None	W/B openings	
Interior Cond	05	Good	Actual Year Built: 1956	
Exterior Cond	05	Good		

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	10	60	30.00		C	1,800	50	900
Utility Shed									
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%			1,890	Value at 100%			2,700		

