

Property at 00002 SUNSET TERRACE

Prop ID 4200002

Printed 07-Feb-2024 3:05 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SCULLY MATTHEW
Second name:
Address: 2 SUNSET TERRACE
City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
Lot: 4200002 Neigh.: Zone: R15 Vol: 788 Page: 1128

Assessments

Assmt category	Qty	Amount
Resident Land	.26	87,500
Resident Dwelling	1.00	131,960

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 17-Oct-2023
Sale price: 340,000
Sale valid:

Values

Mkt value :
Cost value: 313,514

Summary

Total assessments	219,460
Total exemptions	
Net assessment	219,460

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9221
Mkt/sale :
Assmt/sale: .6455

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.260	125,000	125,000			125,000	87,500
Primary Site	11,326							

.260 acres

Total land value

125,000

87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	37
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	1,000
Garage	21	Attached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	02	Partial Central		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good	Actual Year Built: 1942	

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	667	173,750
Basement	Full			
Heating	Yes	A/C Yes		5,030
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				29,156
Other Features		WB Stks		6,750

Sub-Total			218,186
Grade	C+	Factor 1.0800	235,641
CDU		C&D Factor 1.00	235,641
Depreciation		20 %	188,513
		Computed cost value @ 70%	131,959

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	360	16,759
P Porches, Patios, Decks	FEFF Frame enclosed first	42	4,005
P Porches, Patios, Decks	FEFF Frame enclosed first	88	8,392

Total additions 29,156

