

Property at 00023 SUNSET TRAIL

25

Prop ID 4210023

Printed 07-Feb-2024 3:06 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SALOKAS KATIA
Second name:
Address: 23 SUNSET TRAIL
City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
Lot: 4210023 Neigh.: SL Zone: R15 Vol: 787 Page: 854

Assessments

Assmt category	Qty	Amount
Resident Land	.29	70,000
Resident Dwelling	1.00	86,690
Resident Outbldg	1.00	16,450

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Aug-2023
Sale price: 375,000
Sale valid:

Values

Mkt value :
Cost value: 247,343

Summary

Total assessments	173,140
Total exemptions	
Net assessment	173,140

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .6596
Mkt/sale :
Assmt/sale: .4617

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.290	100,000	100,000			100,000	70,000
Primary Site		12,632						

.290 acres

Total land value

100,000

70,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	02	Softwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	01	Fully Finished	Addtn'l fixtures	
Grade	30	C	Whirlpools	1,108
Garage	11	Basement 1 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1936	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 720	141,250
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p Saunas	5,000
Attic	Fully Finished	Attic size: 720		22,970
Additions				11,064
Other Features	WB Stks		Bsmt Gar	10,250
Sub-Total				190,534
Grade	C	Factor 1.0000		190,534
CDU		C&D Factor 1.00		190,534
Depreciation		35 %		123,847
Computed cost value @ 70%				86,693

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	77	7,343
L Living Area	FRFF Frame first floor	28	3,205
L Living Area	BSMT Basement addition	28	516

Total additions 11,064

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
C18 1 story frame			432	109.0		C	47,088	50	23,500
Value at 70%			16,450				Value at 100%		23,500

