

Property at 00011 SUDBURY WAY

Prop ID 4160011

Printed 07-Feb-2024 2:53 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: MEYER JOHN TAYLOR AND  
 Second name: LEDUC-MEYER MEAGAN  
 Address: 11 SUDBURY WAY  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 024 Clerk map: 92 043  
 Lot: 4160011 Neigh.: Zone: R40 Vol: 732 Page: 619

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 115,500 |
| Resident Dwelling | 1.00 | 277,990 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 07-Jan-2019  
 Sale price: 590,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 565,929

## Summary

| Total assessments | 396,150 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 396,150 |

## Utilities

| Water | Connecticut |
|-------|-------------|
| Sewer | Septic      |
| Gas   | CNG         |

## Sales ratios

Cost/sale : .9592  
 Mkt/sale :  
 Assmt/sale: .6714

## Land Information

| Type         | Use    | Acres/SqFt | Rate    | Total   | Infl Fact | Value   | 70% Value |
|--------------|--------|------------|---------|---------|-----------|---------|-----------|
| PRIM         | 11     | .920       | 165,000 | 165,000 |           | 165,000 | 115,500   |
| Primary Site | 40,075 |            |         |         |           |         |           |
| RES          | 12     | .507       | 7,500   | 3,803   |           | 3,803   | 2,662     |
| Residual     | 22,085 |            |         |         |           |         |           |

1.427 acres

Total land value

168,803

118,162

## Residential Dwelling Information

| Subject                 | Code | Description      | Condominium      |       |
|-------------------------|------|------------------|------------------|-------|
| Style                   | 04   | Colonial         |                  |       |
| Exterior Walls          | 04   | Vinyl Siding     |                  |       |
| Roof Material           | 01   | Asphalt Shingles | Story Height 2.0 |       |
| Roof Type               | 01   | Gable            |                  |       |
| Foundation              | 01   | Poured Concrete  | Total Rooms      | 8     |
| Interior Walls          | 02   | Drywall          | Garage cars      | 2     |
| Floors                  | 07   | Hardwood/Carpet  | Bedrooms         | 4     |
| Heating System          | 02   | Forced Hot Air   | Unfinished area  |       |
| Fuel                    | 02   | Natural Gas      | Family Rooms     | 1     |
| Attic                   | 99   | None             | Dormer linear f  |       |
| Grade                   | 43   | B+               | Full Baths       | 2     |
| Garage                  | 22   | Attached 2 car   | Half Baths       | 1     |
| Area Over Gar.          | 01   | Fully Finished   | Finish bsmt sz   |       |
| Basement                | 01   | Full             | Addn'l fixtures  | 2     |
| Bsmt Fin Qual           | 03   | Rec Room W/ Air  | Rec Room Size    | 566   |
| Air Condition           | 01   | Central Air      | Living area      | 3,066 |
| Interior Cond           | 05   | Good             | Whirlpools       |       |
| Exterior Cond           | 05   | Good             | Saunas           |       |
|                         |      |                  | # Living Units   |       |
|                         |      |                  | M/F stacks       |       |
|                         |      |                  | W/B stacks       | 2     |
|                         |      |                  | W/B openings     | 2     |
| Actual Year Built: 1993 |      |                  |                  |       |

## Building Valuation Summary

|                           |       |                |                 |             |        | Area |         |
|---------------------------|-------|----------------|-----------------|-------------|--------|------|---------|
| Dwelling                  | Frame | 2 story w/bsmt |                 |             |        | 842  | 233,440 |
| Basement                  | Full  |                |                 |             |        |      |         |
| Heating                   | Yes   | A/C Yes        |                 |             |        |      | 6,730   |
| Plumbing                  | 2 F/B | 1 H/B          | 2 Add'l fix.    | Wh/p        | Saunas |      | 9,500   |
| Attic                     | None  |                |                 | Attic size: |        |      |         |
| Additions                 |       |                |                 |             |        |      | 175,220 |
| Other Features            |       | WB Stks        | RR              |             |        |      | 27,685  |
| Sub-Total                 |       |                |                 |             |        |      | 452,575 |
| Grade                     | B+    |                | Factor 1.3500   |             |        |      | 610,976 |
| CDU                       |       |                | C&D Factor 1.00 |             |        |      | 610,976 |
| Depreciation              |       |                | 35 %            |             |        |      | 397,134 |
| Computed cost value @ 70% |       |                |                 |             |        |      | 277,994 |

## Building additions

| Category                 | Type                     | Area | Value  |
|--------------------------|--------------------------|------|--------|
| G Garages                | FR Attached frame LE 65  | 591  | 25,772 |
| G Garages                | FSF Full-story fin o/gar | 380  | 25,454 |
| L Living Area            | AIR Air conditioning     | 380  | 1,155  |
| L Living Area            | OVER Frame Overhang      | 18   | 1,649  |
| L Living Area            | BSMT Basement addition   | 448  | 8,256  |
| L Living Area            | FRFF Frame first floor   | 448  | 51,287 |
| L Living Area            | FRUH Frame upper half    | 448  | 22,909 |
| L Living Area            | AIR Air conditioning     | 784  | 2,383  |
| L Living Area            | OVER Frame Overhang      | 8    | 733    |
| L Living Area            | FRFF Frame first floor   | 192  | 21,980 |
| P Porches, Patios, Decks | DECK Wood deck           | 515  | 13,642 |

Total additions 175,220

