

Property at 00028 SUDBURY WAY

Prop ID 4160028

Printed 07-Feb-2024 2:54 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CARLSON NANCY S & JOHN F
 Second name:
 Address: 28 SUDBURY WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map: 92 043
 Lot: 4160028 Neigh.: Zone: R40 Vol: 647 Page: 549

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	302,170

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Jun-1994
 Sale price: 460,055
 Sale valid:

Values

Mkt value :
 Cost value: 597,529

Summary

Total assessments	418,270
Total exemptions	
Net assessment	418,270

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.2988
 Mkt/sale :
 Assmt/sale: .9092

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	.114	7,500	855			855	599
Residual		4,966						

1.034 acres

Total land value

165,855

116,099

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	326,010
Basement	Full		1,316	
Heating	Yes	A/C Yes		9,340
Plumbing	2 F/B	1 H/B 3 Add'l fix.	Wh/p	10,000
Attic	None	Attic size:		
Additions				118,040
Other Features	WB Stks	RR		28,537

Sub-Total		491,927
Grade	B+	Factor 1.3500
CDU	C&D Factor 1.00	664,101
Depreciation	35 %	431,666
	Computed cost value @ 70%	302,166

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	703	31,496
G Garages	FSF Full-story fin o/gar	336	22,507
L Living Area	AIR Air conditioning	336	1,021
L Living Area	BSMT Basement addition	348	6,413
L Living Area	FRFF Frame first floor	348	39,839
L Living Area	AIR Air conditioning	348	1,058
P Porches, Patios, Decks	BPAT Brick/flagstone pati	416	9,486
L Living Area	OVER Frame Overhang	16	1,465
P Porches, Patios, Decks	FOFF Frame open first flo	54	3,290
L Living Area	OVER Frame Overhang	16	1,465

Total additions 118,040

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 9
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	Masonry trim sf
Area Over Gar.	01	Fully Finished	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures 3
Air Condition	01	Central Air	Rec Room Size 600
Interior Cond	05	Good	Living area 3,344
Exterior Cond	05	Good	Whirlpools
			Saunas
			# Living Units
			M/F stacks
			W/B stacks 2
			W/B openings 2
			Actual Year Built: 1994

Scale: 1" = 7.39 feet

