

Property at 00011 SUNNYBROOK DRIVE

Prop ID 4170011

Printed 07-Feb-2024 2:55 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SARACENO SEBASTIAN F
Second name:
Address: 11 SUNNYBROOK DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 4170011 Neigh.: Zone: R30 Vol: 607 Page: 883

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	117,120

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Mar-1994
Sale price: 146,000
Sale valid: 01

Values

Resident Excess	.09	470	Mkt value :	
			Cost value:	302,986

Summary

Total assessments	212,090
Total exemptions	
Net assessment	212,090

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.0752
Mkt/sale :
Assmt/sale: 1.4527

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	.090	7,500	675			675	473
Residual		3,920						

.780 acres

Total land value

135,675

94,973

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	768	190,950
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas 5,500
Attic	None	Attic size:		
Additions				47,916
Other Features	WB Stks	RR		13,048

Sub-Total		257,414
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	257,414
Depreciation	35 %	167,319
	Computed cost value @ 70%	117,123

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	252	2,148
P Porches, Patios, Decks	FEFF Frame enclosed first	80	7,629
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	CPAT Concrete patio	146	1,244
L Living Area	FRFF Frame first floor	40	4,579
L Living Area	BSMT Basement addition	40	737
P Porches, Patios, Decks	DECK Wood deck	312	8,265

Total additions 47,916

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 6 Garage cars 2
Interior Walls	01	Plaster	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures 1 Rec Room Size 286
Grade	30	C	Whirlpools Living area 1,192
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	04	Living Area w/o	W/B openings 1
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1955

Scale: 1" = 7.09 feet

