

Property at 00016 SUNNYBROOK DRIVE

Prop ID 4170016

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Administrative Information

Owner name: PARADY CHRISTIAN J
 Second name:
 Address: 16 SUNNYBROOK DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4170016 Neigh.: Zone: Vol: 511 Page: 980

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	111,400
Resident Outbldg	1.00	1,540

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Nov-2002
 Sale price: 219,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 296,714

Summary

Total assessments	207,700
Total exemptions	
Net assessment	207,700

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3549
 Mkt/sale :
 Assmt/sale: .9484

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	.050	7,500	375			375	263
Residual		2,178						

.740 acres

Total land value

135,375

94,763

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	30	C		
Garage	21	Attached 1 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	02	Rec Room w/o air		
Air Condition	99	None		
Interior Cond	02	Poor		
Exterior Cond	02	Poor		

Actual Year Built: 1957

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	179,150
Basement	Full		1,008	
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B 1 Add'l fix.	Wh/p	Saunas 500
Attic	None	Attic size:		
Additions				56,367
Other Features		RR		8,808

Sub-Total		244,825
Grade C	Factor 1.0000	244,825
CDU	C&D Factor 1.00	244,825
Depreciation	35 %	159,136
	Computed cost value @ 70%	111,395

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	360	16,759
P Porches, Patios, Decks	DECK Wood deck	216	5,722
L Living Area	FRFF Frame first floor	296	33,886

Total additions 56,367

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	18	144	30.00		C	4,320	50	2,200
Utility Shed									
Value at 70%			1,540				Value at 100%		2,200

