

Property at 00017 SUNNYBROOK DRIVE

Prop ID 4170017

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Administrative Information

Owner name: IITSUKA CARLOS & YU
 Second name:
 Address: 17 SUNNYBROOK DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4170017 Neigh.: Zone: Vol: 815 Page: 520

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 09-Jun-2026
Resident Land	.69	94,500				Sale price: 650,000
Resident Dwelling	1.00	157,930				Sale valid:
Resident Outbldg	1.00	1,260				Values
Resident Excess	.09	470				Mkt value :
						Cost value: 363,086
Summary			Utilities		Sales ratios	
Total assessments	254,160		Water	Well	Cost/sale :	.5586
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	254,160		Gas	None	Assmt/sale:	.3910

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	05	Living Area W/ A	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1957	

Building Valuation Summary

						Area	
Dwelling	Frame	1 story w/bsmt				994	177,300
Basement	Full						
Heating	Yes	A/C Yes					5,110
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							142,831
Other Features		WB Stks	RR				13,356
Sub-Total							347,097
Grade	C	Factor 1.0000					347,097
CDU		C&D Factor 1.00					347,097
Depreciation		35 %					225,613
		Computed cost value @ 70%					157,929

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	600	26,123
L Living Area	FRFF Frame first floor	350	40,068
P Porches, Patios, Decks	DECK Wood deck	548	14,517
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	BSMT Basement addition	360	6,634
P Porches, Patios, Decks	FOFF Frame open first flo	6	366
L Living Area	FRFF Frame first floor	100	11,448
L Living Area	AIR Air conditioning	100	304
L Living Area	AIR Air conditioning	360	1,094
L Living Area	AIR Air conditioning	350	1,064

Total additions 142,831

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

