

Property at 00040 SUNNYBROOK DRIVE

Prop ID 4170040

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Administrative Information

Owner name: ROLAND PAUL G AND
Second name: CAROLYN J
Address: 40 SUNNYBROOK DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 4170040 Neigh.: Zone: Vol: 375 Page: 668

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	125,910

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Sep-1999
Sale price: 192,500
Sale valid: Y

Values

Resident Excess	.03	160
Mkt value :		
Cost value:		315,100

Summary

Total assessments	220,570
Total exemptions	
Net assessment	220,570

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.6369
Mkt/sale :
Assmt/sale: 1.1458

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	.030	7,500	225			225	158
Residual		1,307						

.720 acres Total land value 135,225 94,658

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,318	219,940
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p	Saunas 8,500
Attic	None	Attic size:		
Additions				26,193
Other Features	WB Stks		Bsmt Gar	22,088

Sub-Total				276,721
Grade	C	Factor 1.0000		276,721
CDU		C&D Factor 1.00		276,721
Depreciation		35 %		179,869
		Computed cost value @ 70%		125,908

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	208	23,812
L Living Area	OVER Frame Overhang	26	2,381

Total additions 26,193

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	08	Raised 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 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	05	Electric B/B	Full Baths 2 Masonry trim sf
Fuel	03	Electric	Half Baths 1 Finish bsmt sz 374
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade	30	C	Whirlpools Living area 1,552
Garage	12	Basement 2 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	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: 1968

