

Property at 00047 SUNNYBROOK DRIVE

Prop ID 4170047

Printed 07-Feb-2024 2:56 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WANG JUN AND YAN PING
 Second name:
 Address: 47 SUNNYBROOK DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4170047 Neigh.: Zone: Vol: 665 Page: 297

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	146,120

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Aug-2013
 Sale price: 310,000
 Sale valid:

Values

Resident Excess			Mkt value :	Cost value:
.32	1,680			346,143

Summary

Total assessments	242,300
Total exemptions	
Net assessment	242,300

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :	1.1166
Mkt/sale :	
Assmt/sale:	.7816

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	.320	7,500	2,400			2,400	1,680
Residual		13,939						

1.010 acres

Total land value

137,400

96,180

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	3
Heating System	05	Electric B/B	Unfinished area	
Fuel	03	Electric	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	30	C	Full Baths	2
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	500
Bsmt Fin Qual	05	Living Area W/ A	Addn'l fixtures	
Air Condition	99	None	Rec Room Size	
Interior Cond	05	Good	Living area	1,787
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1970	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	210,990
Basement	Full		1,250	
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				8,500
Other Features	WB Stks		Bsmt Gar	74,571
				27,091
Sub-Total				321,152
Grade	C	Factor 1.0000		321,152
CDU		C&D Factor 1.00		321,152
Depreciation		35 %		208,749
		Computed cost value @ 70%		146,124

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	OVER Frame Overhang	25	2,290
L Living Area	FRFF Frame first floor	350	40,068
L Living Area	BSMT Basement addition	350	6,450
P Porches, Patios, Decks	DECK Wood deck	288	7,629
L Living Area	FRFF Frame first floor	144	16,485

Total additions 74,571

