

Property at 00049 SUNNYBROOK DRIVE

Prop ID 4170049

Printed 07-Feb-2024 2:57 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MILLER MARY ELLEN & JEFFREY
 Second name:
 Address: 49 SUNNYBROOK DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4170049 Neigh.: Zone: R30 Vol: 539 Page: 660

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.69	94,500			Sale date: 31-Mar-2006
Resident Dwelling	1.00	134,540			Sale price: 314,000
Resident Outbldg	1.00	2,520			Sale valid: Y

Values	
Mkt value :	
Cost value:	332,971

Summary

Summary		Utilities		Sales ratios	
Total assessments	233,080	Water	Connecticut	Cost/sale :	1.0604
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	233,080	Gas	None	Assmt/sale:	.7423

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	.290	7,500	2,175		2,175	1,523
Residual 12,632							

.980 acres Total land value 137,175 96,023

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
Exterior Walls	01	Clapboards		
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	Masonry trim sf	
Garage	12	Basement 2 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Finish bsmt sz	600
Basement	04	Full with walk-o	Rec Room Size	
Bsmt Fin Qual	04	Living Area w/o	Living area	1,371
Air Condition	01	Central Air	Whirlpools	
Interior Cond	05	Good	# Living Units	
Exterior Cond	05	Good	Actual Year Built: 1973	

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	1,325	220,860
Basement	Full with walk		
Heating	Yes A/C Yes		6,330
Plumbing	2 F/B 1 H/B Add'l fix. Wh/p		8,500
Attic	None Attic size:		
Additions			31,657
Other Features	WB Stks Bsmt Gar		28,335
Sub-Total			295,682
Grade	C Factor 1.0000		295,682
CDU	C&D Factor 1.00		295,682
Depreciation	35 %		192,193
Computed cost value @ 70%			134,535

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	384	3,273
P Porches, Patios, Decks	FEFF Frame enclosed first	252	24,031
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	AIR Air conditioning	46	140

Total additions 31,657

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	20	12	240	30.00		C	7,200	50	3,600
Utility Shed									
Value at 70%		2,520		Value at 100%		3,600			

Scale: 1" = 6.03 feet