

Property at 00055 SUNNYBROOK DRIVE

Prop ID 4170055

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

Administrative Information

Owner name: SHAW LESTER W
 Second name:
 Address: 55 SUNNYBROOK DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4170055 Neigh.: Zone: Vol: 106 Page: 964

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	119,240
Resident Outbldg	1.00	13,300

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Sep-1978
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 327,271

Summary

Total assessments	229,090
Total exemptions	
Net assessment	229,090

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

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	.390	7,500	2,925			2,925	2,048
Residual 16,988								

1.080 acres

Total land value

137,925

96,548

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	Bedrooms	3
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	05	Electric B/B	Full Baths	2
Fuel	03	Electric	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	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: 1971	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	210,990
Basement	Full		1,250	
Heating	Yes	A/C Yes		6,060
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p	8,500
Attic	None	Attic size:	Saunas	
Additions				11,502
Other Features	WB Stks		Bsmt Gar	25,004

Sub-Total		262,056
Grade C	Factor 1.0000	262,056
CDU	C&D Factor 1.00	262,056
Depreciation	35 %	170,336
	Computed cost value @ 70%	119,235

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	OVER Frame Overhang	25	2,290
P Porches, Patios, Decks	DECK Wood deck	240	6,358
P Porches, Patios, Decks	CPAT Concrete patio	126	1,074
L Living Area	AIR Air conditioning	43	131

Total additions 11,502

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	32	512	74.05		C	37,914	50	19,000

Value at 70% 13,300

Value at 100% 19,000

