

Property at 00061 SUNNYBROOK DRIVE

Prop ID 4170061

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Administrative Information

Owner name: HUTTON ANDREW & HEATHER H
 Second name:
 Address: 61 SUNNYBROOK DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4170061 Neigh.: Zone: R30 Vol: 803 Page: 812

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-May-2025
Resident Land	.69	94,500				Sale price: 615,000
Resident Dwelling	1.00	260,950				Sale valid:
Resident Outbldg	1.00	1,470				Values
						Mkt value :
Resident Excess	.18	950				Cost value: 511,243
Summary			Utilities		Sales ratios	
Total assessments		357,870	Water	Connecticut	Cost/sale :	.8313
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		357,870	Gas	None	Assmt/sale:	.5819

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	.180	7,500	1,350			1,350	945
Residual		7,841						
		.870 acres	Total land value				136,350	95,445

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	1
Garage	24	Attached 4 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	01	Central Air	# Living Units	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1972	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,568	252,840
Basement	Full				
Heating	Yes	A/C Yes			7,240
Plumbing	3 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		16,500
Additions					228,395
Other Features		WB Stks	RR		26,052
Sub-Total					531,027
Grade	C+	Factor 1.0800			573,509
CDU		C&D Factor 1.00			573,509
Depreciation		35 %			372,781
		Computed cost value @ 70%			260,947

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	54	3,290
L Living Area	BSMT Basement addition	60	1,106
L Living Area	OVER Frame Overhang	27	2,473
P Porches, Patios, Decks	CPAT Concrete patio	342	2,915
P Porches, Patios, Decks	DECK Wood deck	304	8,053
L Living Area	FRFF Frame first floor	540	61,820
P Porches, Patios, Decks	CPAT Concrete patio	176	1,500
G Garages	FRL Attached frame GT 65	1,342	60,124
G Garages	FSF Full-story fin o/gar	1,218	81,587
L Living Area	AIR Air conditioning	540	1,642
L Living Area	AIR Air conditioning	1,218	3,703
L Living Area	AIR Air conditioning	60	182
Total additions			228,395

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	10	14	140	30.00		C	4,200	50	2,100
Utility Shed									
Value at 70%			1,470				Value at 100%		2,100

Scale: 1" = 9.80 feet