

Property at 00003 SUNNYRIDGE ROAD

Prop ID 4180003

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Administrative Information

Owner name: BOSWELL GLENN C &
 Second name: GITTE B
 Address: 3 SUNNYRIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4180003 Neigh.: Zone: R40 Vol: 283 Page: 948

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Sep-1993
Resident Land	.92	98,000				Sale price: 157,000
Resident Dwelling	1.00	224,210				Sale valid:
					Values	
Resident Excess	.04	210				Mkt value :
					Cost value: 460,600	
Summary			Utilities		Sales ratios	
Total assessments		322,420	Water	Connecticut	Cost/sale :	2.9338
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		322,420	Gas	None	Assmt/sale:	2.0536

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	140,000	140,000	CO	140,000	98,000
Primary Site		40,075	Corner/Alley				
RES	12	.040	7,500	300		300	210
Residual		1,742					
		.960 acres	Total land value			140,300	98,210

Residential Dwelling Information

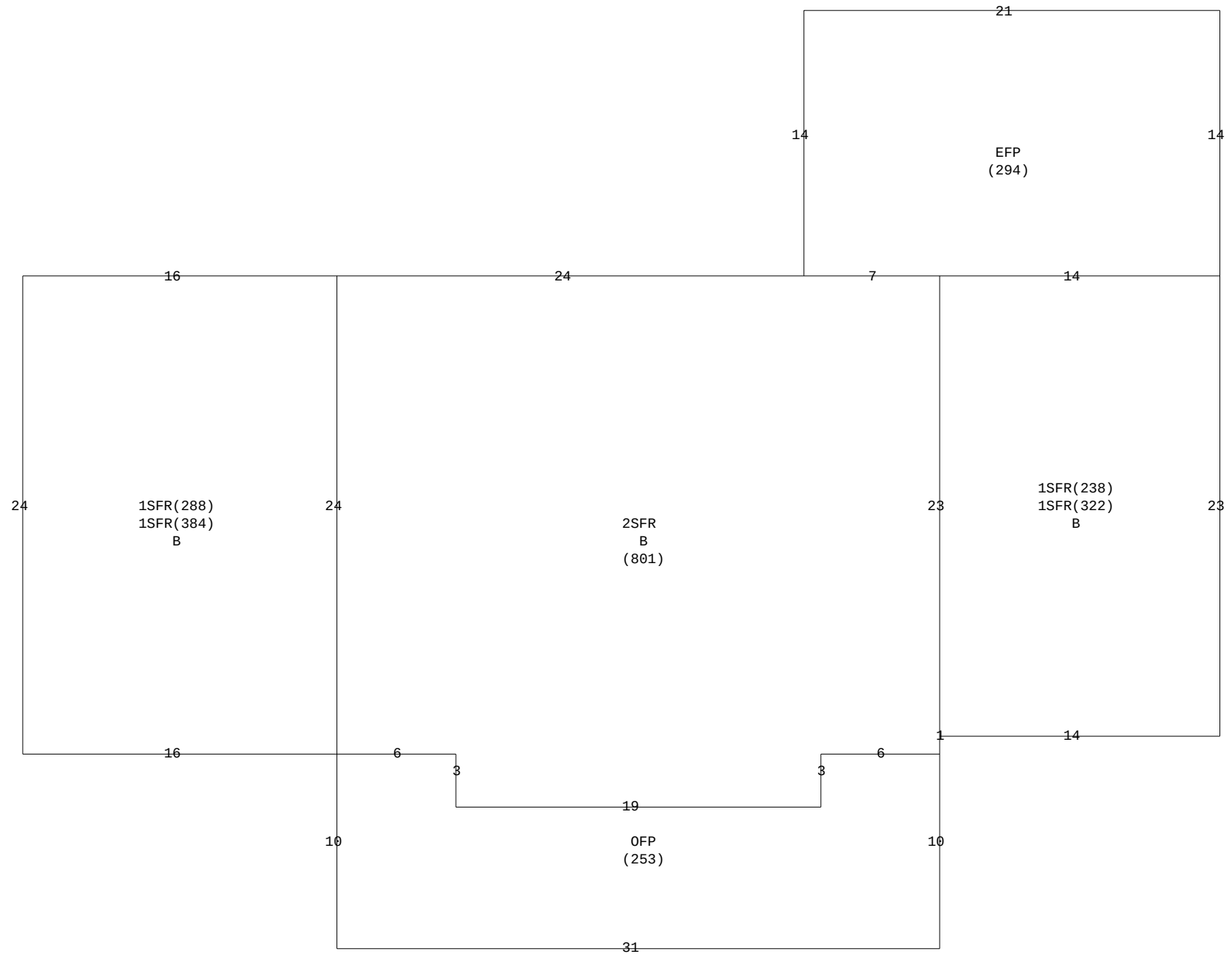
Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	4
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	500
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Living area	2,834
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1960	

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		801	225,430
Basement	Full				
Heating	Yes	A/C Yes			6,510
Plumbing	4 F/B	H/B 3 Add'l fix.	Wh/p	Saunas	16,500
Attic	None	Attic size:			
Additions					185,072
Other Features	WB Stks	RR	Bsmt Gar		22,761
Sub-Total					456,273
Grade	C+	Factor 1.0800			492,775
CDU		C&D Factor 1.00			492,775
Depreciation		35 %			320,304
Computed cost value @ 70%					224,213

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	294	28,036
L Living Area	BSMT Basement addition	322	5,934
L Living Area	FRFF Frame first floor	322	36,863
L Living Area	AIR Air conditioning	322	979
L Living Area	FRUF Frame upper full	238	19,928
L Living Area	AIR Air conditioning	238	724
P Porches, Patios, Decks	FOFF Frame open first flo	253	15,414
L Living Area	BSMT Basement addition	384	7,076
L Living Area	FRFF Frame first floor	384	43,961
L Living Area	AIR Air conditioning	384	1,167
L Living Area	FRUF Frame upper full	288	24,114
L Living Area	AIR Air conditioning	288	876
Total additions			185,072



SECOND STORY ADDITION 2006