

Property at 00013 SUNNYRIDGE ROAD

Prop ID 4180013

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Administrative Information

Owner name: MARIONI PAUL A AND
 Second name: KATHLEEN A
 Address: 13 SUNNYRIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4180013 Neigh.: Zone: R40 Vol: 335 Page: 349

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Jul-1997
Resident Land	.92	98,000				Sale price: 165,000
Resident Dwelling	1.00	139,120				Sale valid: Y
Resident Outbldg	1.00	560				Values
						Mkt value :
Resident Excess	.03	160				Cost value: 339,771
Summary			Utilities		Sales ratios	
Total assessments		237,840	Water	Connecticut	Cost/sale :	2.0592
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		237,840	Gas	None	Assmt/sale:	1.4415

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	140,000	140,000			140,000	98,000
Primary Site		40,075						
RES	12	.030	7,500	225			225	158
Residual		1,307						
		.950 acres	Total land value				140,225	98,158

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl 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	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1960	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,448	237,050
Basement	Full with walk				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					41,991
Other Features	WB Stks	RR	Bsmt Gar		21,219
Sub-Total					305,760
Grade	C	Factor 1.0000			305,760
CDU		C&D Factor 1.00			305,760
Depreciation		35 %			198,744
Computed cost value @ 70%					139,121

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	187	4,954
P Porches, Patios, Decks	FOFF Frame open first flo	187	11,393
L Living Area	FRFF Frame first floor	224	25,644
Total additions			41,991

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	9	54	30.00		C	1,620	50	800
Utility Shed									
Value at 70%		560	Value at 100%		800				

