

Property at 00019 SUNNYRIDGE ROAD

Prop ID 4180019

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Administrative Information

Owner name: LESTER GEORGE H
 Second name:
 Address: 19 SUNNYRIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4180019 Neigh.: Zone: R40 Vol: 804 Page: 805

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	98,000			Sale date: 05-May-1988
Resident Dwelling	1.00	147,120			Sale price: 209,000
Resident Outbldg	2.00	3,780			Sale valid:

Values

Resident Excess	.01	50	Mkt value :	
			Cost value:	355,643

Summary

Total assessments	248,950	Utilities		Sales ratios
Total exemptions		Water Well		Cost/sale : 1.7016
Net assessment	248,950	Sewer Septic		Mkt/sale : 1.1911
		Gas None		Assmt/sale: 1.1911

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	.010	7,500	75		75	53
Residual		436					

.930 acres Total land value 140,075 98,053

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7
Interior Walls	02	Drywall	Garage cars 2
Floors	01	Hardwood	Bedrooms 3
Heating System	02	Forced Hot Air	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	30	C	Full Baths 2
Garage	12	Basement 2 car	Masonry trim sf
Area Over Gar.	01	Fully Finished	Finish bsmt sz
Basement	04	Full with walk-o	Rec Room Size 360
Bsmt Fin Qual	03	Rec Room W/ Air	Living area 1,704
Air Condition	01	Central Air	Whirlpools
Interior Cond	05	Good	# Living Units
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 Yes			6,790
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					53,731
Other Features	WB Stks	RR	Bsmt Gar		20,772
Sub-Total					323,343
Grade	C	Factor 1.0000			323,343
CDU		C&D Factor 1.00			323,343
Depreciation		35 %			210,173
		Computed cost value @ 70%			147,121

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	256	29,307
P Porches, Patios, Decks	FEFF Frame enclosed first	224	21,361
L Living Area	AIR Air conditioning	256	778
P Porches, Patios, Decks	UTIL Utility building	80	2,285

Total additions 53,731

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2008	C	3,600	50	1,800
Utility Shed									
RS1 Frame	12	20	240	30.00	2020	C	7,200	50	3,600
Utility Shed									
Value at 70%			3,780				Value at 100%		5,400

