

Property at 00028 SUNNYRIDGE ROAD

Prop ID 4180028

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Administrative Information

Owner name: SCHARFENBERGER LEAH M & ADAM R
 Second name:
 Address: 28 SUNNYRIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4180028 Neigh.: Zone: R40 Vol: 783 Page: 1146

Assessments

Assmt category	Qty	Amount
Resident Land	.92	98,000
Resident Dwelling	1.00	180,860
Resident Outbldg	1.00	700

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Apr-2023
 Sale price: 460,000
 Sale valid: 7

Values

Mkt value :
 Cost value: 399,443

Summary

Total assessments	279,610
Total exemptions	
Net assessment	279,610

Utilities

	Water	Well
	Sewer	Septic
	Gas	None

Sales ratios

Cost/sale : .8684
 Mkt/sale :
 Assmt/sale: .6078

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	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good		
			Actual Year Built: 1959	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	864	207,290
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					80,004
Other Features		WB Stks			6,750
Sub-Total					299,044
Grade	C+	Factor 1.0800			322,968
CDU		C&D Factor 1.00			322,968
Depreciation		20 %			258,374
Computed cost value @ 70%					180,862

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	432	49,456
P Porches, Patios, Decks	FOFF Frame open first flo	88	5,361
G Garages	FR Attached frame LE 65	576	25,187

Total additions 80,004

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	8	64	30.00		C	1,920	50	1,000
Utility Shed									
Value at 70%					700		Value at 100%		1,000

