

Property at 00036 SUNNYRIDGE ROAD

Prop ID 4180036

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Administrative Information

Owner name: GARDINER MICHAEL JOSEPH &
Second name: PAC VALERIE ANN
Address: 36 SUNNYRIDGE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 4180036 Neigh.: Zone: R40 Vol: 759 Page: 427

Assessments

Assmt category	Qty	Amount
Resident Land	.92	98,000
Resident Dwelling	1.00	151,790

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 12-May-2021
Sale price: 375,000
Sale valid:

Values

Mkt value :
Cost value: 356,843

Summary

Total assessments	249,790
Total exemptions	
Net assessment	249,790

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9516
Mkt/sale :
Assmt/sale: .6661

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						

.920 acres

Total land value

140,000

98,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	02	Wood Shingles		
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	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	11	Basement 1 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1960	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,320	220,200
Basement	Full			
Heating	Yes	A/C Yes		6,320
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p Saunas 8,500
Attic	None		Attic size:	
Additions				51,502
Other Features	Mason Trim WB Stks		Bsmt Gar	22,369

Sub-Total			308,891
Grade	C+	Factor 1.0800	333,602
CDU		C&D Factor 1.00	333,602
Depreciation		35 %	216,841
		Computed cost value @ 70%	151,789

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	324	15,355
P Porches, Patios, Decks	FEFF Frame enclosed first	336	32,042
P Porches, Patios, Decks	BPAT Brick/flagstone pati	180	4,105

Total additions 51,502

