

Property at 00045 SUNNYRIDGE ROAD

Prop ID 4180045

Printed 07-Feb-2024 2:59 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CASTRO MANUEL
 Second name:
 Address: 45 SUNNYRIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4180045 Neigh.: Zone: R40 Vol: 743 Page: 600

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Jul-2020
Resident Land	.92	98,000				Sale price: 340,000
Resident Dwelling	1.00	150,920				Sale valid:
Resident Outbldg	1.00	980				Values
Resident Excess	.23	1,210				Mkt value :
						Cost value: 358,729
Summary			Utilities		Sales ratios	
Total assessments	251,110		Water	Well	Cost/sale :	1.0551
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	251,110		Gas	None	Assmt/sale:	.7386

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	.230	7,500	1,725			1,725	1,208
Residual		10,019						
1.150 acres		Total land value		141,725	99,208			

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	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt			Area	1,160	199,150
Basement	Full with walk						
Heating	Yes	A/C	Yes			5,720	
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500	
Attic	None	Attic size:					
Additions							67,390
Other Features	Mason Trim	WB Stks	RR				26,368
Sub-Total							307,128
Grade	C+	Factor	1.0800				331,698
CDU		C&D Factor	1.00				331,698
Depreciation			35 %				215,604
			Computed cost value @ 70%				150,923

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	328	37,550
L Living Area	AIR Air conditioning	328	997
Total additions			67,390

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2003	C	2,880	50	1,400
Utility Shed									
Value at 70%	980		Value at 100%		1,400				

