

Property at 00046 SUNNYRIDGE ROAD

Prop ID 4180046

Printed 07-Feb-2024 3:00 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KIMBALL NGAIRE L
 Second name:
 Address: 46 SUNNYRIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4180046 Neigh.: Zone: R40 Vol: 787 Page: 798

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	98,000			Sale date: 30-Aug-2007
Resident Dwelling	1.00	163,100			Sale price: 335,000
Resident Outbldg	1.00	700			Sale valid:

Assmt category	Qty	Amount
Resident Excess	.05	260

Summary

Category	Amount	Utilities	Sales ratios
Total assessments	262,060	Water Well	Cost/sale : 1.1175
Total exemptions		Sewer Septic	Mkt/sale :
Net assessment	262,060	Gas None	Assmt/sale: .7823

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	.050	7,500	375		375	263
Residual		2,178					

.970 acres	Total land value	140,375	98,263
------------	------------------	---------	--------

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	07	Split Level	
Exterior Walls	04	Vinyl Siding	
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 1
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	33	C+	Masonry trim sf 120
Garage	11	Basement 1 car	Half Baths 1
Area Over Gar.	01	Fully Finished	Finish bsmt sz 360
Basement	01	Full	Rec Room Size
Bsmt Fin Qual	05	Living Area W/ A	Living area 1,626
Air Condition	01	Central Air	# Living Units
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1960

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	Value
Basement	Full		1,318	219,940
Heating	Yes	A/C Yes		6,310
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	9,000
Attic	None	Attic size:	Saunas	
Additions				70,841
Other Features	Mason Trim WB Stks		Bsmt Gar	25,828

Sub-Total		331,919
Grade	C+	Factor 1.0800
CDU	C&D Factor 1.00	358,473
Depreciation	35 %	233,007
	Computed cost value @ 70%	163,105

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	BSMT Basement addition	308	5,676
G Garages	FR Attached frame LE 65	252	12,545
L Living Area	AIR Air conditioning	308	936
P Porches, Patios, Decks	DECK Wood deck	620	16,424

Total additions 70,841

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

