

Property at 00051 SUNNYRIDGE ROAD

Prop ID 4180051

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

Administrative Information

Owner name: KAMENETSKIY DMITRIY A AND
Second name: LOURIE TATIANA B
Address: 51 SUNNYRIDGE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 4180051 Neigh.: Zone: R40 Vol: 406 Page: 942

Assessments

Assmt category	Qty	Amount
Resident Land	.92	98,000
Resident Dwelling	1.00	141,120

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Jul-2001
Sale price: 226,000
Sale valid: Y

Values

Resident Excess	.01	50	
Mkt value :			
Cost value:			341,671

Summary

Total assessments	239,170
Total exemptions	
Net assessment	239,170

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.5118
Mkt/sale :
Assmt/sale: 1.0583

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

Building Valuation Summary

					Area	
Dwelling	Frame	1 story w/bsmt			1,442	236,260
Basement	Full with walk					
Heating	Yes	A/C Yes				6,770
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None		Attic size:			
Additions						6,302
Other Features	Mason Trim WB Stks			Bsmt Gar		29,358

Sub-Total						287,190
Grade	C+		Factor 1.0800			310,165
CDU			C&D Factor 1.00			310,165
Depreciation			35 %			201,607
			Computed cost value @ 70%			141,125

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	180	4,768
P Porches, Patios, Decks	CPAT Concrete patio	180	1,534

Total additions 6,302

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	08	Raised 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 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf 315
Fuel	01	Oil	Half Baths 1 Finish bsmt sz 400
Attic	99	None	Addtn'l fixtures
Grade	33	C+	Whirlpools
Garage	12	Basement 2 car	Saunas
Area Over Gar.	01	Fully Finished	# Living Units
Basement	04	Full with walk-o	M/F stacks
Bsmt Fin Qual	05	Living Area W/ A	W/B stacks 1
Air Condition	06	Ductless Split U	W/B openings 1
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1963

