

Property at 00054 SUNNYRIDGE ROAD

Prop ID 4180054

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

Administrative Information

Owner name: SHEA JANICE R AND
Second name: ALLAIRE STEPHEN O TRS
Address: 54 SUNNYRIDGE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 4180054 Neigh.: Zone: R40 Vol: 692 Page: 1283

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date:
Resident Land	.92	98,000				Sale price:
Resident Dwelling	1.00	121,750				Sale valid:
					Values	
Resident Excess	.17	890				Mkt value :
						Cost value: 315,200
Summary			Utilities		Sales ratios	
Total assessments		220,640	Water	Well		Cost/sale :
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		220,640	Gas	None		Assmt/sale:

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	.170	7,500	1,275		1,275	893
Residual		7,405					
1.090 acres				Total land value		141,275	98,893

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
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	01	Hot Water	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	2
Attic	99	None	Half Baths	
Grade	33	C+	Addn'l fixtures	
Garage	11	Basement 1 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	99	None	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1973	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	988
Basement	Full		228,410
Heating	Yes	A/C No	
Plumbing	2 F/B	H/B Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			5,000
Other Features	WB Stks	Bsmt Gar	4,105
			10,250
Sub-Total			247,765
Grade	C+	Factor 1.0800	267,586
CDU		C&D Factor 1.00	267,586
Depreciation		35 %	173,931
		Computed cost value @ 70%	121,752

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	180	4,105
Total additions			4,105

