

Property at 00059 SUNNYRIDGE ROAD

Prop ID 4180059

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Administrative Information

Owner name: SELVARAJ LOURDURAJ & SARAH
Second name:
Address: 59 SUNNYRIDGE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 4180059 Neigh.: Zone: R40 Vol: 727 Page: 709

Assessments

Assmt category	Qty	Amount
Resident Land	.92	98,000
Resident Dwelling	1.00	141,370
Resident Outbldg	1.00	1,750

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-Apr-2019
Sale price: 284,000
Sale valid:

Values

Mkt value :
Cost value: 344,457

Summary

Total assessments	241,120
Total exemptions	
Net assessment	241,120

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2129
Mkt/sale :
Assmt/sale: .8490

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	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	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	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	210,730
Basement	Full		1,248	
Heating	Yes	A/C Yes		6,050
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	5,000
Attic	None	Attic size:		
Additions				80,479
Other Features	Mason Trim	WB Stks		8,444

Sub-Total		310,703
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	310,703
Depreciation	35 %	201,957
	Computed cost value @ 70%	141,370

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	240	6,358
G Garages	FR Attached frame LE 65	520	23,002
P Porches, Patios, Decks	FEFF Frame enclosed first	260	24,794
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	AIR Air conditioning	224	681

Total additions 80,479

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	14	168	30.00	2000	C	5,040	50	2,500
Utility Shed									

Value at 70% 1,750

Value at 100% 2,500

