

Property at 00068 SUNNYRIDGE ROAD

Prop ID 4180068

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Administrative Information

Owner name: LEBLANC RYAN A AND
Second name: QUIZON SIMPROSA LIMALIMA
Address: 68 SUNNYRIDGE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 4180068 Neigh.: Zone: R40 Vol: 694 Page: 177

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Dec-2015
Resident Land	.92	98,000	ABA	Veteran	2,000	Sale price: 153,750
Resident Dwelling	1.00	111,740	CBB	Add Vet	1,000	Sale valid:
			DAC	Veteran	10,000	Values
Resident Excess	.01	50				Mkt value : Cost value: 299,700

Summary

Summary	Amount	Utilities	Sales ratios
Total assessments	209,790	Water Well	Cost/sale : 1.9493
Total exemptions	13,000	Sewer Septic	Mkt/sale :
Net assessment	196,790	Gas None	Assmt/sale: 1.3645

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	

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 5 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size 250
Grade	30	C	Whirlpools Living area 1,260
Garage	12	Basement 2 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	04	Full with walk-o	W/B stacks 1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1964

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	1,260	212,310
Basement	Full with walk		
Heating	Yes A/C Yes		6,090
Plumbing	2 F/B H/B Add'l fix. Wh/p	Saunas	5,000
Attic	None Attic size:		
Additions			4,926
Other Features	WB Stks RR Bsmt Gar		17,255
Sub-Total			245,581
Grade	C Factor 1.0000		245,581
CDU	C&D Factor 1.00		245,581
Depreciation	35 %		159,628
	Computed cost value @ 70%		111,740

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	216	4,926
Total additions			4,926

