

Property at 00074 SUNNYRIDGE ROAD

Prop ID 4180074

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Administrative Information

Owner name: LEBLANC BRIAN A AND
 Second name: CYNTHIA E
 Address: 74 SUNNYRIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4180074 Neigh.: Zone: R40 Vol: 348 Page: 382

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-May-1998
Resident Land	.90	98,000				Sale price: 194,000
Resident Dwelling	1.00	164,310				Sale valid: Y
Resident Outbldg	4.00	24,500				Values
					Mkt value :	
					Cost value:	409,729
Summary			Utilities		Sales ratios	
Total assessments	286,810		Water	Well	Cost/sale :	2.1120
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	286,810		Gas	None	Assmt/sale:	1.4784

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.900	140,000	140,000			140,000	98,000
Primary Site		39,204						
		.900 acres		Total land value			140,000	98,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	03	Aluminum 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	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1967	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,200	204,410
Basement	Full				
Heating	Yes	A/C Yes			5,870
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					119,298
Other Features		WB Stks	RR		28,052
Sub-Total					361,130
Grade	C	Factor 1.0000			361,130
CDU		C&D Factor 1.00			361,130
Depreciation		35 %			234,735
Computed cost value @ 70%					164,315

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	376	9,960
L Living Area	FRFF Frame first floor	182	20,836
L Living Area	BSMT Basement addition	182	3,354
L Living Area	FRFF Frame first floor	36	4,121
L Living Area	BSMT Basement addition	36	663
G Garages	FR Attached frame LE 65	492	21,909
L Living Area	FRUF Frame upper full	492	41,195
G Garages	FR Attached frame LE 65	264	13,013
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	AIR Air conditioning	182	553
L Living Area	AIR Air conditioning	492	1,496

Total additions 119,298

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
BPT Brick Patio	10	8	80	21.10		C	1,688	50	800
RS1 Frame	8	15	120	30.00		C	3,600	50	1,800
Utility Shed									
BPT Brick Patio	32	12	384	21.10		C	8,102	50	4,100
RP5 Pool w/ Gunite	16	32	512	110.5		C	56,602	50	28,300
Value at 70%			24,500				Value at 100%		35,000

