

Property at 00008 SUNRISE DRIVE

Prop ID 4190008

Printed 07-Feb-2024 3:01 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: BRADY KEITH M & MELISSA M  
 Second name:  
 Address: 8 SUNRISE DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 030 Clerk map:  
 Lot: 4190008 Neigh.: Zone: R40 Vol: 643 Page: 1053

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 94,500  |
| Resident Dwelling | 1.00 | 274,590 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 02-Jul-2012  
 Sale price: 440,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 527,271

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 369,090 |
| Total exemptions  |         |
| Net assessment    | 369,090 |

## Utilities

| Water | Connecticut |
|-------|-------------|
| Sewer | Septic      |
| Gas   | CNG         |

## Sales ratios

Cost/sale : 1.1983  
 Mkt/sale :  
 Assmt/sale: .8388

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .920       | 135,000 | 135,000 |      |      | 135,000 | 94,500    |
| Primary Site |     | 40,075     |         |         |      |      |         |           |
| RES          | 12  |            | 7,500   |         |      |      |         |           |
| Residual     |     |            |         |         |      |      |         |           |

.920 acres

Total land value

135,000

94,500

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 04   | Colonial         |                         |       |
| Exterior Walls | 04   | Vinyl Siding     |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |       |
| Roof Type      | 01   | Gable            |                         |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 8     |
| Interior Walls | 02   | Drywall          | Garage cars             | 2     |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms                | 4     |
| Heating System | 01   | Hot Water        | Unfinished area         |       |
| Fuel           | 02   | Natural Gas      | Family Rooms            | 1     |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 40   | B                | Full Baths              | 2     |
| Garage         | 22   | Attached 2 car   | Half Baths              | 2     |
| Area Over Gar. | 01   | Fully Finished   | Masonry trim sf         |       |
| Basement       | 01   | Full             | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addn'l fixtures         | 2     |
| Air Condition  | 01   | Central Air      | Rec Room Size           | 697   |
| Interior Cond  | 05   | Good             | Whirlpools              | 1     |
| Exterior Cond  | 05   | Good             | Living area             | 3,000 |
|                |      |                  | Saunas                  |       |
|                |      |                  | # Living Units          |       |
|                |      |                  | M/F stacks              | 1     |
|                |      |                  | W/B stacks              |       |
|                |      |                  | W/B openings            |       |
|                |      |                  | Actual Year Built: 1995 |       |

## Building Valuation Summary

|                           |       |                 |              |        |         |
|---------------------------|-------|-----------------|--------------|--------|---------|
| Dwelling                  | Frame | 2 story w/bsmt  | Area         | 1,176  | 298,670 |
| Basement                  | Full  |                 |              |        |         |
| Heating                   | Yes   | A/C Yes         |              |        | 8,570   |
| Plumbing                  | 2 F/B | 2 H/B           | 2 Add'l fix. | 1 Wh/p | 15,500  |
| Attic                     | None  |                 | Attic size:  |        |         |
| Additions                 |       |                 |              |        | 101,547 |
| Other Features            |       | M Stks RR       |              |        | 20,468  |
| Sub-Total                 |       |                 |              |        | 444,755 |
| Grade                     | B     | Factor 1.2600   |              |        | 560,391 |
| CDU                       |       | C&D Factor 1.00 |              |        | 560,391 |
| Depreciation              |       | 30 %            |              |        | 392,274 |
| Computed cost value @ 70% |       |                 |              |        | 274,592 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 648  | 27,996 |
| L Living Area            | BSMT Basement addition    | 96   | 1,769  |
| L Living Area            | FRFF Frame first floor    | 96   | 10,990 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 72   | 4,387  |
| P Porches, Patios, Decks | DECK Wood deck            | 215  | 5,695  |
| G Garages                | FSF Full-story fin o/gar  | 408  | 27,329 |
| L Living Area            | FRFF Frame first floor    | 144  | 16,485 |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 216  | 4,926  |
| L Living Area            | AIR Air conditioning      | 408  | 1,240  |
| L Living Area            | AIR Air conditioning      | 96   | 292    |
| L Living Area            | AIR Air conditioning      | 144  | 438    |

Total additions 101,547

