

Property at 00020 SUNRISE DRIVE

Prop ID 4190020

Printed 07-Feb-2024 3:02 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HARUTUNIAN MARK G AND
 Second name: ROSEANNE M
 Address: 20 SUNRISE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 4190020 Neigh.: Zone: R40 Vol: 571 Page: 077

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 19-Feb-2008
Resident Land	.92	94,500			Sale price: 635,000
Resident Dwelling	1.00	357,260			Sale valid:
Resident Outbldg	1.00	2,240			

Values

Resident Excess	1.66	4,360	Mkt value :	
			Cost value:	654,800

Summary

Total assessments	458,360	Water	None	Cost/sale :	1.0312
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	458,360	Gas	None	Assmt/sale:	.7218

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	1.660	7,500	12,450	.50	6,225	4,358
Residual		72,310					

2.580 acres Total land value 141,225 98,858

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern 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	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,508
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2006	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,304	323,660
Basement	Full				
Heating	Yes	A/C Yes			9,280
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p	17,000
Attic	None		Attic size:		
Additions					119,625
Other Features		M Stks			3,000

Sub-Total				472,565
Grade	B+	Factor 1.3500		637,963
CDU		C&D Factor 1.00		637,963
Depreciation		20 %		510,370
		Computed cost value @ 70%		357,259

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	864	38,709
G Garages	FSF Full-story fin o/gar	708	47,425
L Living Area	AIR Air conditioning	708	2,152
L Living Area	BSMT Basement addition	160	2,948
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	AIR Air conditioning	160	486
P Porches, Patios, Decks	DECK Wood deck	150	3,974
L Living Area	FRFF Frame first floor	16	1,832
L Living Area	FRFF Frame first floor	16	1,832
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950

Total additions 119,625

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	18	216	30.00		C	6,480	50	3,200
Utility Shed									
Value at 70%			2,240				Value at 100%		3,200

Scale: 1" = 7.24 feet