

Property at 00026 SUNRISE DRIVE

Prop ID 4190026

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Administrative Information

Owner name: PENDSE PARITOSH &
 Second name: PENDSE NEHA PARITOSH
 Address: 26 SUNRISE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 4190026 Neigh.: Zone: R40 Vol: 809 Page: 1255

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 09-Dec-2025
Resident Land	.92	94,500			Sale price: 735,000
Resident Dwelling	1.00	266,800			Sale valid:
Resident Outbldg	1.00	1,680			

Values

Resident Excess	1.88	9,870	Mkt value :	
			Cost value:	532,643

Summary

Total assessments	372,850	Water Well	Cost/sale :	.7247
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	372,850	Gas CNG	Assmt/sale:	.5073

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	1.880	7,500	14,100		14,100	9,870
Residual	81,893						

2.800 acres Total land value 149,100 104,370

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	2
Grade	37	B-	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	# Living Units	1
Basement	99	None	M/F stacks	
Bsmt Fin Qual	99	None	W/B stacks	1
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1963	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	376,590
Basement	None		1,575	-5,140
Heating	Yes	A/C Yes		10,770
Plumbing	2 F/B	1 H/B 2 Add'l fix.	Wh/p	9,500
Attic	None	Attic size:	Saunas	
Additions				95,212
Other Features	WB Stks		Bsmt Gar	14,250
Sub-Total				501,182
Grade	B-	Factor 1.1700		586,383
CDU		C&D Factor 1.00		586,383
Depreciation		35 %		381,149
Computed cost value @ 70%				266,804

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	450	11,921
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
L Living Area	BSMT Basement addition	588	10,836
L Living Area	FRUF Frame upper full	588	49,233
L Living Area	FRUF Frame upper full	140	11,722
L Living Area	FRFF Frame first floor	20	2,290
P Porches, Patios, Decks	DECK Wood deck	179	4,742
L Living Area	AIR Air conditioning	588	1,788
L Living Area	AIR Air conditioning	140	426
L Living Area	AIR Air conditioning	20	61

Total additions 95,212

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	20	160	30.00		C	4,800	50	2,400
Utility Shed									
Value at 70%				1,680	Value at 100%				2,400

