

Property at 00050 SUNRISE DRIVE

Prop ID 4190050

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Administrative Information

Owner name: LI LARRY XIAOJING
 Second name:
 Address: 50 SUNRISE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 4190050 Neigh.: Zone: R40 Vol: 594 Page: 804

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	248,870

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Jun-2008
 Sale price: 417,000
 Sale valid:

Values

Mkt value :
 Cost value: 497,200

Summary

Total assessments	348,040
Total exemptions	
Net assessment	348,040

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1923
 Mkt/sale :
 Assmt/sale: .8346

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	1.780	7,500	13,350	.50		6,675	4,673
Residual		77,537						

2.700 acres

Total land value

141,675

99,173

Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	02	Cape				
Exterior Walls	01	Clapboards				
Roof Material	01	Asphalt Shingles	Story Height 1.5			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	8	Garage cars	3
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area	
Floors	01	Hardwood	Family Rooms		Dormer linear f	42
Heating System	02	Forced Hot Air	Full Baths	2	Masonry trim sf	
Fuel	01	Oil	Half Baths	1	Finish bsmt sz	
Attic	99	None	Addn'l fixtures	3	Rec Room Size	
Grade	43	B+	Whirlpools	1	Living area	2,811
Garage	23	Attached 3 car	Saunas		# Living Units	1
Area Over Gar.	99	None	M/F stacks			
Basement	01	Full	W/B stacks	1		
Bsmt Fin Qual	01	Unfinished	W/B openings	1		
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1984			

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	1,116
Basement	Full		250,210
Heating	Yes	A/C Yes	7,190
Plumbing	2 F/B	1 H/B 3 Add'l fix.	12,500
Attic	None	Attic size:	
Additions			128,503
Other Features	WB Stks		6,750

Sub-Total		405,153
Grade	B+	
CDU	Factor 1.3500	546,957
Depreciation	C&D Factor 1.00	546,957
	35 %	355,522
	Computed cost value @ 70%	248,865

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	308	5,676
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	AIR Air conditioning	308	936
L Living Area	FRUF Frame upper full	195	16,327
L Living Area	AIR Air conditioning	195	593
P Porches, Patios, Decks	FOFF Frame open first flo	15	914
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	AIR Air conditioning	168	511
L Living Area	FRUF Frame upper full	144	12,057
L Living Area	AIR Air conditioning	144	438
G Garages	FRL Attached frame GT 65	816	36,558

Total additions 128,503

