

Property at 00054 SUNRISE DRIVE

Prop ID 4190054

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Administrative Information

Owner name: FERRARIA LINDSEY
 Second name:
 Address: 54 SUNRISE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 4190054 Neigh.: Zone: R40 Vol: 702 Page: 849

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	
Resident Land	.92	94,500				Sale date: 18-Jun-2015
Resident Dwelling	1.00	241,060				Sale price: 281,300
						Sale valid: 14
					Values	
Resident Excess	.23	1,210				Mkt value :
						Cost value: 481,100
Summary			Utilities		Sales ratios	
Total assessments		336,770	Water	Well		Cost/sale : 1.7103
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		336,770	Gas	None		Assmt/sale: 1.1972

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	.230	7,500	1,725			1,725	1,208
Residual		10,019						
1.150 acres				Total land value			136,725	95,708

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Dormer linear f	
Attic	02	Unfinished	Full Baths	3
Grade	33	C+	Half Baths	1
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Finish bsmt sz	
Basement	04	Full with walk-o	Addn'l fixtures	600
Bsmt Fin Qual	02	Rec Room w/o air	Whirlpools	2,786
Air Condition	99	None	Saunas	
Interior Cond	05	Good	# Living Units	1
Exterior Cond	05	Good	M/F stacks	
			W/B stacks	
			W/B openings	
			Actual Year Built: 1981	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,660	264,950
Basement	Full with walk				
Heating	Yes	A/C No			
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	Unfinished		Attic size: 400		13,500
Additions					7,844
Other Features		RR			191,052
					13,213
Sub-Total					490,559
Grade	C+	Factor 1.0800			529,804
CDU		C&D Factor 1.00			529,804
Depreciation		35 %			344,373
Computed cost value @ 70%					241,061

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	276	7,311
L Living Area	FRFF Frame first floor	78	8,930
P Porches, Patios, Decks	F0FF Frame open first flo	96	5,849
G Garages	FR Attached frame LE 65	494	21,987
P Porches, Patios, Decks	DECK Wood deck	240	6,358
L Living Area	FRFF Frame first floor	710	81,282
L Living Area	BSMT Basement addition	710	13,084
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	BSMT Basement addition	288	5,307
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	UATT Unfinished attic	288	5,042
Total additions			191,052

