

Property at 00070 SUNRISE DRIVE

Prop ID 4190070

Printed 18-Jun-2026 11:59 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: JUNGER WOJCIECH  
 Second name:  
 Address: 70 SUNRISE DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 029 Clerk map:  
 Lot: 4190070 Neigh.: Zone: R40 Vol: 758 Page: 1201

## Assessments

| Assmt category    | Qty  | Amount  | Exempt Cat | Amount | Last sale              |                     |
|-------------------|------|---------|------------|--------|------------------------|---------------------|
| Resident Land     | .92  | 94,500  |            |        | Sale date: 04-May-2021 |                     |
| Resident Dwelling | 1.00 | 269,130 |            |        | Sale price: 525,000    |                     |
| Resident Outbldg  | 2.00 | 13,580  |            |        | Sale valid:            |                     |
|                   |      |         |            |        |                        | Values              |
| Resident Excess   | 2.16 | 5,670   |            |        | Mkt value :            |                     |
|                   |      |         |            |        |                        | Cost value: 546,971 |

## Summary

|                   |         |  | Utilities |        | Sales ratios |        |
|-------------------|---------|--|-----------|--------|--------------|--------|
| Total assessments | 382,880 |  | Water     | Well   | Cost/sale :  | 1.0418 |
| Total exemptions  |         |  | Sewer     | Septic | Mkt/sale :   |        |
| Net assessment    | 382,880 |  | Gas       | None   | Assmt/sale:  | .7293  |

## 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  | 2.158      | 7,500   | 16,185           | .50       | 8,093   | 5,665     |
| Residual     |     | 94,002     |         |                  |           |         |           |
| 3.078 acres  |     |            |         | Total land value |           | 143,093 | 100,165   |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 04   | Colonial         |                         |   |
| Exterior Walls | 01   | Clapboards       |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 8 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 4 |
| Floors         | 01   | Hardwood         | Family Rooms            | 1 |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              | 1 |
| Attic          | 99   | None             | Addtn'l fixtures        | 2 |
| Grade          | 40   | B                | Whirlpools              |   |
| Garage         | 22   | Attached 2 car   | Saunas                  |   |
| Area Over Gar. | 99   | None             | M/F stacks              |   |
| Basement       | 04   | Full with walk-o | W/B stacks              | 2 |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings            | 3 |
| Air Condition  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1965 |   |

## Building Valuation Summary

|                |                |                           |              |       |         |  |
|----------------|----------------|---------------------------|--------------|-------|---------|--|
| Dwelling       | Frame          | 2 story w/bsmt            |              |       | Area    |  |
| Basement       | Full with walk |                           |              | 1,040 | 272,110 |  |
| Heating        | Yes            | A/C                       | Yes          |       | 7,820   |  |
| Plumbing       | 2 F/B          | 1 H/B                     | 2 Add'l fix. | Wh/p  | Saunas  |  |
| Attic          | None           | Attic size:               |              |       | 9,500   |  |
| Additions      |                |                           |              |       | 75,986  |  |
| Other Features | WB Stks        |                           |              |       | 16,000  |  |
|                |                |                           |              |       |         |  |
| Sub-Total      |                |                           |              |       | 381,416 |  |
| Grade          | B              | Factor                    | 1.2600       |       | 480,584 |  |
| CDU            |                | C&D Factor                | 1.00         |       | 480,584 |  |
| Depreciation   |                | 20 %                      |              |       | 384,467 |  |
|                |                | Computed cost value @ 70% |              |       | 269,127 |  |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | FRFF Frame first floor    | 280  | 32,055 |
| L Living Area            | BSMT Basement addition    | 280  | 5,160  |
| G Garages                | FR Attached frame LE 65   | 624  | 27,060 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 56   | 3,412  |
| L Living Area            | OVER Frame Overhang       | 40   | 3,663  |
| L Living Area            | OVER Frame Overhang       | 40   | 3,663  |
| L Living Area            | AIR Air conditioning      | 280  | 851    |
| L Living Area            | AIR Air conditioning      | 40   | 122    |
| Total additions          |                           |      | 75,986 |

## Outbuilding Information

| Description              | Wid | Len    | Area          | Rate  | Year   | Cnd | RCN    | Depr | Value  |
|--------------------------|-----|--------|---------------|-------|--------|-----|--------|------|--------|
| RP1 Pool w/ Plastic Linr | 36  | 18     | 648           | 52.35 | 2024   | C   | 33,923 | 50   | 17,000 |
| RS1 Frame Utility Shed   | 10  | 16     | 160           | 30.00 | 2024   | C   | 4,800  | 50   | 2,400  |
| Value at 70%             |     | 13,580 | Value at 100% |       | 19,400 |     |        |      |        |

