

Property at 00072 SUNRISE DRIVE

Prop ID 4190072

Printed 07-Feb-2024 3:05 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: COMER KARIN S & MARTIN J ETAL
 Second name:
 Address: 72 SUNRISE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map: 20 006
 Lot: 4190072 Neigh.: Zone: R40 Vol: 764 Page: 927

Assessments

Assmt category	Qty	Amount
Resident Land	1.84	94,500
Resident Dwelling	1.00	512,120
Resident Outbldg	1.00	19,040

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Nov-2020
 Sale price: 219,000
 Sale valid:

Values

Mkt value :
 Cost value: 907,843

Summary

Total assessments	635,490
Total exemptions	
Net assessment	635,490

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 4.1454
 Mkt/sale :
 Assmt/sale: 2.9018

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	1.840	135,000	135,000			135,000	94,500
Primary Site		80,150						
RES	12	7.486	7,500	56,145	.75		14,036	9,825
Residual		326,090						

9.326 acres

Total land value

149,036

104,325

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	10	Vertical Siding		
Roof Material	06	Metal		
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	06	Heat Pump		
Fuel	03	Electric		
Attic	99	None		
Grade	43	B+		
Garage	23	Attached 3 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2022

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	317,020
Basement	Full			
Heating	Yes	A/C Yes		9,090
Plumbing	3 F/B	1 H/B 3 Add'l fix.	Wh/p	15,000
Attic	None	Attic size:		
Additions				229,342
Other Features				

Sub-Total		570,452
Grade	B+	
CDU	Factor 1.3500	770,110
Depreciation	C&D Factor 1.00	770,110
	5 %	731,605
	Computed cost value @ 70%	512,124

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	938	42,024
P Porches, Patios, Decks	FOFF Frame open first flo	136	8,286
P Porches, Patios, Decks	FEFF Frame enclosed first	238	22,696
L Living Area	BSMT Basement addition	112	2,064
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	AIR Air conditioning	112	340
L Living Area	BSMT Basement addition	900	16,585
L Living Area	FRFF Frame first floor	900	103,033
L Living Area	AIR Air conditioning	900	2,736
L Living Area	FRUF Frame upper full	224	18,756

Total additions 229,342

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	30	48	1,440	37.75	2023	C	54,360	50	27,200
Value at 70%	19,040						Value at 100%		27,200

