

Property at 00002 SUNSET TRAIL

Prop ID 4210002

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

## Administrative Information

Owner name: DAYON JASON R AND  
 Second name: SHAPIRO PAMELA J  
 Address: 2 SUNSET TRAIL  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 037 Clerk map:  
 Lot: 4210002 Neigh.: SL Zone: R15 Vol: 708 Page: 1055

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .28  | 70,000  |
| Resident Dwelling | 1.00 | 129,010 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 24-Apr-2017  
 Sale price: 250,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 284,300

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 199,010 |
| Total exemptions  |         |
| Net assessment    | 199,010 |

## Utilities

| Water | Well         |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | None         |

## Sales ratios

Cost/sale : 1.1372  
 Mkt/sale :  
 Assmt/sale: .7960

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .280       | 100,000 | 100,000 |      |      | 100,000 | 70,000    |
| Primary Site |     | 12,197     |         |         |      |      |         |           |

.280 acres Total land value 100,000 70,000

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |                  |
|----------------|------|------------------|-------------------------|------------------|
| Style          | 02   | Cape             |                         |                  |
| Exterior Walls | 03   | Aluminum Siding  |                         |                  |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |                  |
| Roof Type      | 01   | Gable            |                         |                  |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 6                |
| Interior Walls | 01   | Plaster          | Bedrooms                | 2                |
| Floors         | 01   | Hardwood         | Family Rooms            | 8                |
| Heating System | 02   | Forced Hot Air   | Full Baths              | 2                |
| Fuel           | 01   | Oil              | Half Baths              |                  |
| Attic          | 04   | Fully finished w | Addtn'l fixtures        |                  |
| Grade          | 30   | C                | Whirlpools              | 2,056            |
| Garage         | 11   | Basement 1 car   | Saunas                  | # Living Units 1 |
| Area Over Gar. | 01   | Fully Finished   | M/F stacks              |                  |
| Basement       | 01   | Full             | W/B stacks              |                  |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings            |                  |
| Air Condition  | 99   | None             |                         |                  |
| Interior Cond  | 05   | Good             |                         |                  |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1947 |                  |

## Building Valuation Summary

|                |                     | Area              |                   |
|----------------|---------------------|-------------------|-------------------|
| Dwelling       | Frame               | 1 story w/bsmt    | 1,296             |
| Basement       | Full                |                   | 217,050           |
| Heating        | Yes                 | A/C No            |                   |
| Plumbing       | 2 F/B               | H/B Add'l fix.    | Wh/p Saunas 5,000 |
| Attic          | Fully finished w/WH | Attic size: 1,000 | 34,146            |
| Additions      |                     |                   | 23,836            |
| Other Features |                     | Bsmt Gar          | 3,500             |

|              |                           |                       |
|--------------|---------------------------|-----------------------|
| Sub-Total    |                           | 283,532               |
| Grade        | C                         | Factor 1.0000 283,532 |
| CDU          | C&D Factor 1.00           | 283,532               |
| Depreciation | 35 %                      | 184,296               |
|              | Computed cost value @ 70% | 129,007               |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 483  | 11,014 |
| L Living Area            | FRFF Frame first floor    | 112  | 12,822 |

Total additions 23,836

Scale: 1" = 7.09 feet