

Property at 00003 SUNSET TRAIL

Prop ID 4210003

Printed 24-Jul-2025 8:22 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SAILLANT KIMBERLY M
 Second name:
 Address: 3 SUNSET TRAIL
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 4210003 Neigh.: SL Zone: R15 Vol: 660 Page: 1032

Assessments

Assmt category	Qty	Amount
Resident Land	.23	70,000
Resident Dwelling	1.00	87,660
Resident Outbldg	1.00	2,730

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-May-2013
 Sale price: 230,000
 Sale valid:

Values

Mkt value :
 Cost value: 229,129

Summary

Total assessments	160,390
Total exemptions	
Net assessment	160,390

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9962
 Mkt/sale :
 Assmt/sale: .6973

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.230	100,000	100,000			100,000	70,000
Primary Site		10,019						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	6
Interior Walls	01	Plaster	Garage cars	1
Floors	01	Hardwood	Bedrooms	2
Heating System	03	Steam	Family Rooms	12
Fuel	01	Oil	Dormer linear f	
Attic	99	None	Full Baths	1
Grade	30	C	Masonry trim sf	
Garage	31	Detached 1 car	Half Baths	
Area Over Gar.	99	None	Addtn'l fixtures	
Basement	03	Partial > half	Whirlpools	1,024
Bsmt Fin Qual	99	None	Saunas	
Air Condition	01	Central Air	M/F stacks	
Interior Cond	05	Good	W/B stacks	
Exterior Cond	05	Good	W/B openings	
			Actual Year Built: 1937	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	640
Basement	Partial > half		169,150
Heating	Yes	A/C Yes	-2,260
Plumbing	1 F/B	H/B Add'l fix. Wh/p	4,900
Attic	None	Attic size:	
Additions			20,861
Other Features			

Sub-Total		192,651
Grade	C	Factor 1.0000
CDU		C&D Factor 1.00
Depreciation		35 %
		Computed cost value @ 70%
		87,656

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	180	1,534
P Porches, Patios, Decks	FEFF Frame enclosed first	126	12,016
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311

Total additions 20,861

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	10	18	180	55.95		D	7,855	50	3,900
Block Detach Garage									
Value at 70%			2,730				Value at 100%		3,900

