

Property at 00008 SUNSET TRAIL

Prop ID 4210008

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Administrative Information

Owner name: ENGELS LEEANNE P & SCOTT T
 Second name:
 Address: 8 SUNSET TRAIL
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 4210008 Neigh.: SL Zone: R15 Vol: 509 Page: 1000

Assessments

Assmt category	Qty	Amount
Resident Land	.34	70,000
Resident Outbldg	1.00	1,260
Resident Dwelling	1.00	156,120

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Sep-1992
 Sale price: 135,700
 Sale valid:

Values

Mkt value :
 Cost value: 327,757

Summary

Total assessments	229,430
Total exemptions	
Net assessment	229,430

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 2.4153
 Mkt/sale :
 Assmt/sale: 1.6907

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	100,000	100,000			100,000	70,000
Primary Site		14,810						
RES	12	.390	7,500	2,925			2,925	2,048
Residual		16,988						

.730 acres Total land value 102,925 72,048

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	30	C	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	700
Air Condition	01	Central Air	Living area	1,660
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1992				

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	1,032	182,310
Basement	Full with walk		
Heating	Yes A/C Yes		5,250
Plumbing	2 F/B H/B Add'l fix. Wh/p		5,000
Attic	None Attic size:		
Additions			126,261
Other Features	WB Stks RR		24,293
Sub-Total			343,114
Grade	C Factor 1.0000		343,114
CDU	C&D Factor 1.00		343,114
Depreciation	35 %		223,024
Computed cost value @ 70%			156,117

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	624	27,060
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	BSMT Basement addition	628	11,573
L Living Area	FRFF Frame first floor	628	71,894
L Living Area	AIR Air conditioning	628	1,909
P Porches, Patios, Decks	DECK Wood deck	308	8,159
P Porches, Patios, Decks	FOFF Frame open first flo	45	2,742

Total additions 126,261

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2002	C	3,600	50	1,800
Utility Shed									
Value at 70%		1,260		Value at 100%		1,800			

