

Property at 00011 SUNSET TRAIL

Prop ID 4210011

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Administrative Information

Owner name: EMERY MICHAEL A AND
 Second name: MONA F
 Address: 11 SUNSET TRAIL
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 4210011 Neigh.: SL Zone: R15 Vol: 105 Page: 0725

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 27-Jul-1978
Resident Land	.34	70,000				Sale price: 47,500
Resident Dwelling	1.00	123,550				Sale valid:
Resident Outbldg	1.00	770				Values
Resident Excess	.06	320				Mkt value :
						Cost value: 278,057
Summary			Utilities		Sales ratios	
Total assessments		194,640	Water	Well	Cost/sale :	5.8538
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		194,640	Gas	None	Assmt/sale:	4.0977

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	.060	7,500	450			450	315
Residual		2,614						
				.400 acres	Total land value		100,450	70,315

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Garage cars	1
Floors	01	Hardwood	Bedrooms	
Heating System	02	Forced Hot Air	Family Rooms	15
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	
Grade	30	C	Addtn'l fixtures	
Garage	21	Attached 1 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	99	None	W/B openings	1
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1936	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	624	166,420
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					98,366
Other Features		WB Stks			6,750
Sub-Total					271,536
Grade	C	Factor 1.0000			271,536
CDU		C&D Factor 1.00			271,536
Depreciation		35 %			176,498
		Computed cost value @ 70%			123,549

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	216	4,926
G Garages	FR Attached frame LE 65	308	14,730
L Living Area	FRFF Frame first floor	264	30,223
P Porches, Patios, Decks	FEFF Frame enclosed first	182	17,356
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
L Living Area	FRFF Frame first floor	240	27,475
Total additions			98,366

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		D	2,246	50	1,100
Utility Shed									
Value at 70%			770				Value at 100%		1,100

