

Property at 00017 SUNSET TRAIL

Prop ID 4210017

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Administrative Information

Owner name: LECKO JEFFREY A AND
 Second name: CYNTHIA L
 Address: 17 SUNSET TRAIL
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 4210017 Neigh.: SL Zone: R15 Vol: 663 Page: 1283

Assessments

Assmt category	Qty	Amount
Resident Land	.31	70,000
Resident Dwelling	1.00	127,780

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Aug-2004
 Sale price: 240,000
 Sale valid:

Values

Mkt value :
 Cost value: 282,543

Summary

Total assessments	197,780
Total exemptions	
Net assessment	197,780

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1773
 Mkt/sale :
 Assmt/sale: .8241

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.310	100,000	100,000			100,000	70,000
Primary Site		13,504						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	1,764
Garage	11	Basement 1 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1935	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	624	190,860
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					53,926
Other Features	WB Stks		Bsmt Gar		10,250
Sub-Total					260,036
Grade	C+	Factor 1.0800			280,839
CDU		C&D Factor 1.00			280,839
Depreciation		35 %			182,545
Computed cost value @ 70%					127,782

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	FRFF Frame first floor	200	22,896
L Living Area	FRUF Frame upper full	200	16,746
L Living Area	OVER Frame Overhang	20	1,832
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462

Total additions 53,926

