

Property at 00018 SUNSET TRAIL

Prop ID 4210018

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Administrative Information

Owner name: MELROSE AMBER BATAN & DANIEL J
 Second name:
 Address: 18 SUNSET TRAIL
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 4210018 Neigh.: SL Zone: R15 Vol: 811 Page: 405

Assessments

Assmt category	Qty	Amount
Resident Land	.25	70,000
Resident Dwelling	1.00	113,620

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Jan-2026
 Sale price: 405,000
 Sale valid:

Values

Mkt value :
 Cost value: 262,314

Summary

Total assessments	183,620
Total exemptions	
Net assessment	183,620

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .6477
 Mkt/sale :
 Assmt/sale: .4534

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.250	100,000	100,000			100,000	70,000
Primary Site		10,890						

.250 acres	Total land value	100,000	70,000
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Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	190,860
Basement	Full		624	
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				53,863
Other Features				

Sub-Total		249,723
Grade C	Factor 1.0000	249,723
CDU	C&D Factor 1.00	249,723
Depreciation	35 %	162,320
	Computed cost value @ 70%	113,624

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	266	7,046
P Porches, Patios, Decks	FEFF Frame enclosed first	184	17,547
L Living Area	FRFF Frame first floor	94	10,761
G Garages	FR Attached frame LE 65	180	9,736
P Porches, Patios, Decks	FOFF Frame open first flo	144	8,773

Total additions	53,863
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Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6 Garage cars 1
Interior Walls	01	Plaster	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade	30	C	Whirlpools Living area 1,342
Garage	21	Attached 1 car	Saunas # Living Units
Area Over Gar.	99	None	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: 1936

