

Property at 00026 SUNSET TRAIL

Prop ID 4210026

Printed 07-Feb-2024 3:07 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: STOCKMAN LARRY E AND  
Second name: MARY Z  
Address: 26 SUNSET TRAIL  
City/state: AVON CT Zip: 06001

## Location Information

Map: 037 Clerk map:  
Lot: 4210026 Neigh.: SL Zone: R15 Vol: 339 Page: 1078

## Assessments

| Assmt category    | Qty  | Amount |
|-------------------|------|--------|
| Resident Land     | .23  | 70,000 |
| Resident Dwelling | 1.00 | 92,680 |
| Resident Outbldg  | 1.00 | 490    |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 30-Oct-1997  
Sale price: 98,000  
Sale valid: Y

## Values

Mkt value :  
Cost value: 233,100

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 163,170 |
| Total exemptions  |         |
| Net assessment    | 163,170 |

## Utilities

|       |              |
|-------|--------------|
| Water | Well         |
| Sewer | Public sewer |
| Gas   | None         |

## Sales ratios

Cost/sale : 2.3786  
Mkt/sale :  
Assmt/sale: 1.6650

## 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          | 18   | Cottage          |                         |   |
| Exterior Walls | 04   | Vinyl Siding     |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 5 |
| Interior Walls | 01   | Plaster          | Garage cars             | 1 |
| Floors         | 01   | Hardwood         | Bedrooms                |   |
| Heating System | 02   | Forced Hot Air   | Family Rooms            |   |
| Fuel           | 01   | Oil              | Full Baths              | 1 |
| Attic          | 99   | None             | Half Baths              |   |
| Grade          | 27   | 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  | 02   | Rec Room w/o air | W/B stacks              |   |
| Air Condition  | 01   | Central Air      | W/B openings            |   |
| Interior Cond  | 03   | Fair             |                         |   |
| Exterior Cond  | 03   | Fair             | Actual Year Built: 1940 |   |

## Building Valuation Summary

|                |       |                | Area  |         |
|----------------|-------|----------------|-------|---------|
| Dwelling       | Frame | 1 story w/bsmt | 1,000 | 178,090 |
| Basement       | Full  |                |       |         |
| Heating        | Yes   | A/C Yes        |       | 5,130   |
| Plumbing       | 1 F/B | H/B Add'l fix. | Wh/p  | Saunas  |
| Attic          | None  | Attic size:    |       |         |
| Additions      |       |                |       | 31,854  |
| Other Features |       | RR             |       | 6,342   |

|              |    |                           |         |
|--------------|----|---------------------------|---------|
| Sub-Total    |    |                           | 221,416 |
| Grade        | C- | Factor .9200              | 203,703 |
| CDU          |    | C&D Factor 1.00           | 203,703 |
| Depreciation |    | 35 %                      | 132,407 |
|              |    | Computed cost value @ 70% | 92,685  |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 344  | 16,135 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 226  | 13,769 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 32   | 1,950  |

Total additions 31,854

## Outbuilding Information

| Description  | Wid | Len | Area | Rate  | Year | Cnd | RCN   | Depr | Value |
|--------------|-----|-----|------|-------|------|-----|-------|------|-------|
| RS1 Frame    | 8   | 7   | 56   | 30.00 |      | D   | 1,310 | 50   | 700   |
| Utility Shed |     |     |      |       |      |     |       |      |       |

Value at 70%

490

Value at 100%

700

