

Property at 00032 SUNSET TRAIL

Prop ID 4210032

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

Administrative Information

Owner name: MAILHOT KELLY
 Second name:
 Address: 32 SUNSET TRAIL
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 4210032 Neigh.: SL Zone: R15 Vol: 674 Page: 834

Assessments

Assmt category	Qty	Amount
Resident Land	.31	70,000
Resident Dwelling	1.00	99,040
Resident Outbldg	1.00	490

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Jun-2014
 Sale price: 241,000
 Sale valid:

Values

Mkt value :
 Cost value: 242,186

Summary

Total assessments	169,530
Total exemptions	
Net assessment	169,530

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.0049
 Mkt/sale :
 Assmt/sale: .7034

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	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	03	Field Stone		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	07	Propane Gas		
Attic	99	None		
Grade	30	C		
Garage	11	Basement 1 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1938

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	170,200
Basement	Full		940	
Heating	Yes	A/C Yes		4,900
Plumbing	1 F/B	H/B 1 Add'l fix.	Wh/p	500
Attic	None	Attic size:		
Additions				31,811
Other Features	WB Stks	Bsmt Gar		10,250
Sub-Total				217,661
Grade	C	Factor 1.0000		217,661
CDU		C&D Factor 1.00		217,661
Depreciation		35 %		141,480
Computed cost value @ 70%				99,036

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	220	5,017
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	AIR Air conditioning	144	438
L Living Area	AIR Air conditioning	84	255

Total additions 31,811

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	8	64	30.00		D	1,498	50	700
Utility Shed									
Value at 70%				490	Value at 100%				700

