

Property at 00008 SYCAMORE HILLS

Prop ID 4240008

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Administrative Information

Owner name: KASNER KEVIN & LAUREN
 Second name:
 Address: 8 SYCAMORE HILLS
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 4240008 Neigh.: Zone: R30 Vol: 804 Page: 381

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale	
Resident Dwelling	1.00	404,860			Sale date:	17-Jun-2025
Resident Land	.69	105,000			Sale price:	975,000
Resident Outbldg	1.00	2,030			Sale valid:	
						Values
Resident Excess	.07	340			Mkt value :	
						Cost value: 731,757

Summary

			Utilities		Sales ratios	
Total assessments	512,230		Water	Connecticut	Cost/sale :	.7505
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	512,230		Gas	None	Assmt/sale:	.5254

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	150,000	150,000		150,000	105,000
Primary Site		30,056					
RES	12	.065	7,500	488		488	342
Residual		2,831					
				.755 acres	Total land value	150,488	105,342

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	5
Air Condition	01	Central Air	Rec Room Size	850
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,996
			# Living Units	
			Saunas	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2000	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,468	355,690
Basement	Full						
Heating	Yes	A/C Yes					10,180
Plumbing	4 F/B	1 H/B	5 Add'l fix.	1 Wh/p	Saunas		23,500
Attic	None			Attic size:			
Additions							153,815
Other Features		WB Stks		RR			28,052
Sub-Total							571,237
Grade	B+		Factor 1.3500				771,170
CDU			C&D Factor 1.00				771,170
Depreciation			25 %				578,378
Computed cost value @ 70%							404,865

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,070	47,938
G Garages	FSF Full-story fin o/gar	910	60,955
L Living Area	AIR Air conditioning	910	2,766
P Porches, Patios, Decks	DECK Wood deck	234	6,199
L Living Area	BSMT Basement addition	150	2,764
L Living Area	FRFF Frame first floor	150	17,172
L Living Area	AIR Air conditioning	150	456
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
P Porches, Patios, Decks	CNPY Canopy	126	2,670
P Porches, Patios, Decks	DECK Wood deck	404	10,702

Total additions 153,815

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2000	C	5,760	50	2,900
Utility Shed									
Value at 70%		2,030	Value at 100%		2,900				

