

Property at 00020 FOUND LAND WAY

Prop ID 6200020

Printed 21-Sep-2026 8:53 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SPERRY AUSTIN BROOKS AND
 Second name: SPERRY SARAH DANE
 Address: 20 FOUND LAND WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map: 011
 Lot: 5130020 Neigh.: Zone: R40 Vol: 811 Page: 244

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.15	790
Resident Dwelling	1.00	957,200

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Jan-2026
 Sale price: 1,950,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,568,557

Summary

Total assessments	1,097,990
Total exemptions	
Net assessment	1,097,990

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .8044
 Mkt/sale :
 Assmt/sale: .5631

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	200,000	200,000		200,000	140,000
Primary Site		40,075					
RES	12	.150	7,500	1,125		1,125	788
Residual		6,534					

1.070 acres

Total land value

201,125

140,788

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	5
Heating System	07	Hydro Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	01	Fully Finished	Dormer linear f	
Grade	60	AA	Full Baths	7
Garage	23	Attached 3 car	Masonry trim sf	1,000
Area Over Gar.	01	Fully Finished	Half Baths	3
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,770
Interior Cond	05	Good	Living area	7,380
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	
			W/B stacks	3
			W/B openings	4
			Actual Year Built: 2004	

Building Valuation Summary

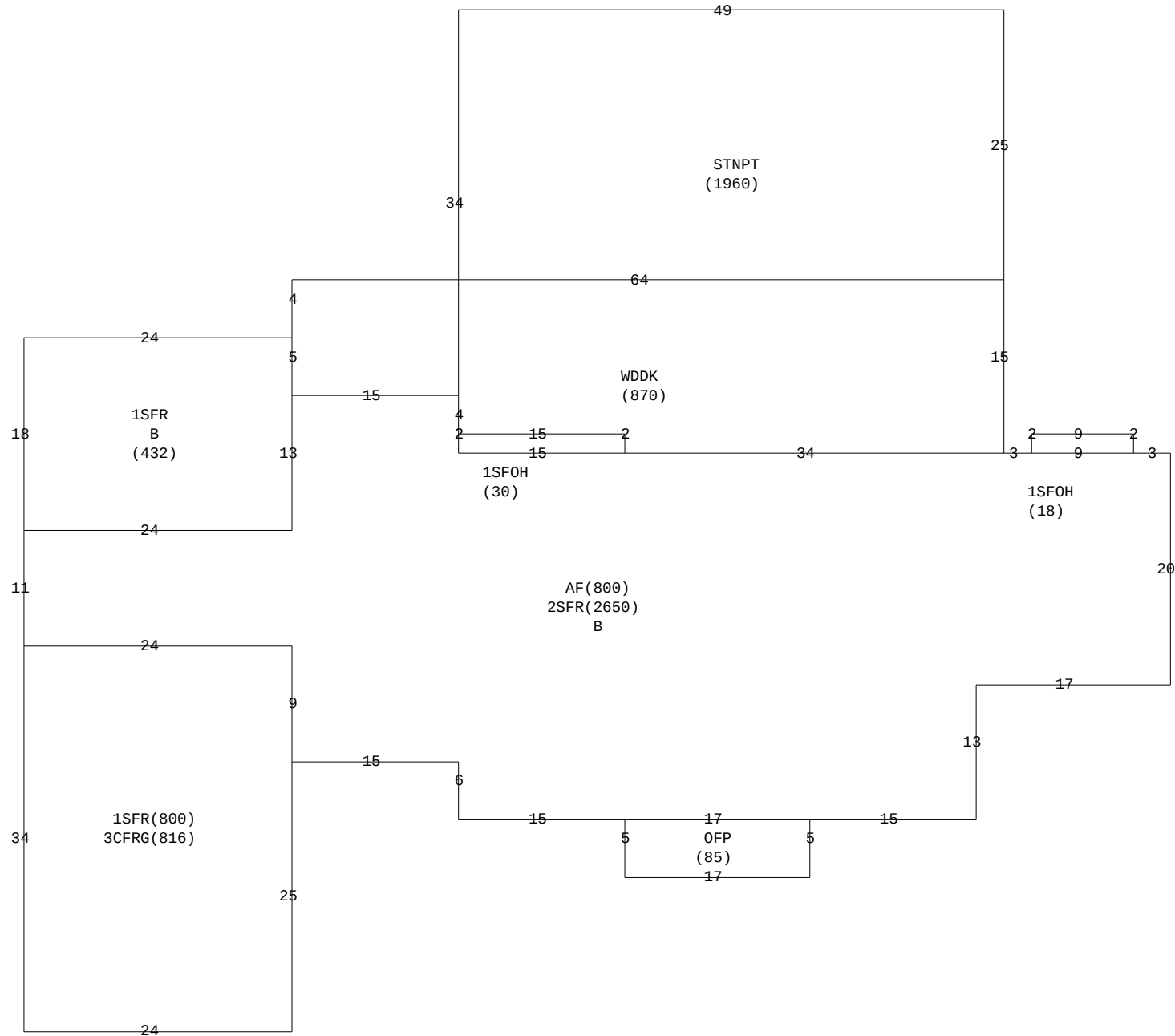
			Area	
Dwelling	Frame	2 story w/bsmt	2,650	586,530
Basement	Full with walk			
Heating	Yes	A/C Yes		16,690
Plumbing	7 F/B	3 H/B	4 Add'l fix.	1 Wh/p
Attic	Fully Finished		Attic size: 800	Saunas
Additions				45,000
Other Features	Mason Trim WB Stks			24,640
	RR			228,625
				84,047

Sub-Total			985,532
Grade	AA	Factor 1.8500	1,823,234
CDU		C&D Factor 1.00	1,823,234
Depreciation		25 %	1,367,426
		Computed cost value @ 70%	957,198

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	800	53,587
L Living Area	AIR Air conditioning	800	2,432
L Living Area	BSMT Basement addition	432	7,961
L Living Area	FRFF Frame first floor	432	49,456
L Living Area	AIR Air conditioning	432	1,313
P Porches, Patios, Decks	DECK Wood deck	870	23,046
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	OVER Frame Overhang	18	1,649
P Porches, Patios, Decks	FOFF Frame open first flo	85	5,179
P Porches, Patios, Decks	BPAT Brick/flagstone pati	1,960	44,696

Total additions 228,625



5-25-00 SALE INCLUDES 16 PARCELS TOTAL - \$1,100,000
FORMERLY KNOWN AS 20 SCARBOROUGH DRIVE - EFFECTIVE 2-27-12