

Property at 00034 SUNNYBROOK DRIVE

Prop ID 4170034

Printed 22-Mar-2017 8:39 AM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	CASTILLO ROSA M & ALEXANDRA S
Second name:	
Address:	34 SUNNYBROOK DRIVE
City/state:	AVON CT Zip: 06001

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	1,200	148,010
Basement	Full		
Heating	Yes A/C Yes		4,490
Plumbing	2 F/B H/B Add'l fix. Wh/p Saunas		3,600
Attic	None Attic size:		
Additions			84,700
Other Features	WB Stks RR Bsmt Gar		20,040
Sub-Total			260,840
Grade	C Factor 1.0000		260,840
CDU	C&D Factor 1.00		260,840
Depreciation	35 %		169,550
Computed cost value @ 70%			118,690

Location Information					
Map: 019	Clerk map:				
Lot: 4170034	Neigh.:	Zone: R30	Vol: 707 Page: 766		
Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date:	10-Mar-2017
Resident Land	.69 84,000			Sale price:	228,750
Resident Dwelling	1.00 118,690			Sale valid:	14
Resident Outbldg	1.00 1,960			Values	
Resident Excess	.03 160			Mkt value :	
				Cost value:	292,590
Summary		Utilities		Sales ratios	
Total assessments	204,810	Water	Avon	Cost/sale :	1.2791
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	204,810	Gas		Assmt/sale:	.8953

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	16	1,000
L Living Area	OVER Frame Overhang	26	1,700
P Porches, Patios, Decks	DECK Wood deck	768	14,400
P Porches, Patios, Decks	FEFF Frame enclosed first	312	21,000
L Living Area	BSMT Basement addition	312	4,100
L Living Area	FRFF Frame first floor	352	28,400
L Living Area	BSMT Basement addition	352	4,600
L Living Area	AIR Air conditioning	352	800
P Porches, Patios, Decks	DECK Wood deck	468	8,700
Total additions			84,700

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	120,000	120,000		120,000	84,000
Primary Site		30,056					
RES	12	.030	7,500	225		225	160
Residual		1,307					
.720 acres				Total land value		120,225	84,160

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6 Garage cars 3
Interior Walls	02	Drywall	Bedrooms	3 Unfinished area
Floors	05	W/W over sub-flo	Family Rooms	1 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 550
Grade	30	C	Whirlpools	Living area 1,594
Garage	13	Basement 3 car	Saunas	# Living Units
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	05	Living Area W/ A	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1974	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	14	20	280	20.00		C	5,600	50	2,800
Utility Shed									
Value at 70%			1,960	Value at 100%			2,800		

