

Property at 00011 SUNSET TRAIL

Prop ID 4210011

Printed 20-Feb-2010 6:29 AM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	EMERY MICHAEL A AND
Second name:	MONA F
Address:	11 SUNSET TRAIL
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	127,090
Basement	Full		624
Heating	Yes	A/C No	
Plumbing	1 F/B	H/B Add'l fix.	Wh/p Saunas
Attic	None	Attic size:	
Additions			70,100
Other Features	WB Stks	Unfin 3,500	5,000
Sub-Total			202,190
Grade	C	Factor 1.0000	202,190
CDU		C&D Factor 1.00	202,190
Depreciation		30 %	141,530
Computed cost value @ 70%			99,070

Location Information						
Map: 037	Clerk map:					
Lot: 4210011	Neigh.: SL	Zone: R15	Vol: 105 Page: 0725			
Assessments		Exemptions		Last sale		
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 27-Jul-1978	
Resident Land	.34	56,000			Sale price: 47,500	
Resident Dwelling	1.00	99,070			Sale valid:	
Resident Outbldg	1.00	530			Values	
Resident Excess	.06	320			Mkt value :	
Summary		Utilities		Sales ratios		
Total assessments	155,920	Water	Well	Cost/sale :	4.6893	
Total exemptions		Sewer	Public sewer	Mkt/sale :		
Net assessment	155,920	Gas	None	Assmt/sale:	3.2825	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	216	3,500
G Garages	FR Attached frame LE 65	308	11,100
L Living Area	FRFF Frame first floor	264	21,300
P Porches, Patios, Decks	FEFF Frame enclosed first	182	12,200
P Porches, Patios, Decks	FOFF Frame open first flo	60	2,600
L Living Area	FRFF Frame first floor	240	19,400
Total additions			70,100

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.340	80,000			80,000	56,000
Primary Site		14,810					
RES	12	.060	7,500			450	320
Residual		2,614					
.4000 acres				Total land value		80,450	56,320

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Garage cars	1
Floors	01	Hardwood	Bedrooms	Unfinished area
Heating System	02	Forced Hot Air	Family Rooms	Dormer linear f 15
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	Masonry trim sf
Grade	30	C	Addtn'l fixtures	Finish bsmt sz
Garage	21	Attached 1 car	Whirlpools	Rec Room Size
Area Over Gar.	99	None	Saunas	Living area 1,440
Basement	01	Full	# Living Units	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	99	None	W/B stacks	1
Interior Cond	03	Fair	W/B openings	1
Exterior Cond	03	Fair	Actual Year Built: 1936	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	20.00		D	1,498	50	750
Utility Shed									
Value at 70%			530	Value at 100%			750		

