

Property at 00065 SEPOUS ROAD

Prop ID 3920065

Printed 07-Feb-2024 1:51 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NAWROCKI WILLIAM J JR
Second name:
Address: 100 RAILROAD AVENUE
City/state: UNIONVILLE CT Zip: 06085

Location Information

Map: 046 Clerk map:
Lot: 3920065 Neigh.: Zone: Vol: 141 Page: 0941

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Nov-1983
Resident Land	.34	35,000				Sale price: 24,000
Resident Dwelling	1.00	11,750				Sale valid:

Values

Resident Excess	.08	420				Mkt value :
						Cost value: 67,386

Summary

Summary		Utilities		Sales ratios	
Total assessments	47,170	Water	None	Cost/sale :	2.8078
Total exemptions		Sewer	None	Mkt/sale :	
Net assessment	47,170	Gas	None	Assmt/sale:	1.9654

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	100,000	100,000		.50	50,000	35,000
Primary Site		14,810						
RES	12	.080	7,500	600			600	420
Residual		3,485						

.420 acres Total land value 50,600 35,420

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	18	Cottage	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 2
Interior Walls	01	Plaster	Garage cars
Floors	01	Hardwood	Unfinished area
Heating System	99	None	Dormer linear f
Fuel		Unknown	Masonry trim sf
Attic	99	None	Finish bsmt sz
Grade	20	D	Rec Room Size
Garage	99	None	Living area 340
Area Over Gar.	99	None	# Living Units
Basement	99	None	
Bsmt Fin Qual	99	None	
Air Condition	99	None	
Interior Cond	02	Poor	
Exterior Cond	02	Poor	

Actual Year Built: 1928

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	340	91,240
Basement	None			-5,140
Heating	No	A/C No		
Plumbing	F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				
Other Features				

Sub-Total			86,100
Grade	D	Factor .7800	67,158
CDU		C&D Factor 1.00	67,158
Depreciation		75 %	16,790
		Computed cost value @ 70%	11,753

Building additions

Category	Type	Area	Value
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Total additions

