

Property at 00019 SHERMAN AVENUE

Prop ID 3950019

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Administrative Information

Owner name: DAHLMANN ALLISON A
 Second name:
 Address: 19 SHERMAN AVENUE
 City/state: UNIONVILLE CT Zip: 06085

Location Information

Map: 028 Clerk map:
 Lot: 3950019 Neigh.: Zone: R40 Vol: 768 Page: 941

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.34	94,500			Sale date: 19-Nov-2021
Resident Dwelling	1.00	163,090			Sale price: 325,000
Resident Outbldg	1.00	280			Sale valid: 17
					Values
Resident Excess	.05	260			Mkt value :
					Cost value: 368,757

Summary

Summary	Amount	Utilities	Sales ratios
Total assessments	258,130	Water Connecticut	Cost/sale : 1.1346
Total exemptions		Sewer Septic	Mkt/sale :
Net assessment	258,130	Gas None	Assmt/sale: .7942

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.340	135,000	135,000		135,000	94,500
Primary Site	14,810						
RES	12	.050	7,500	375		375	263
Residual	2,178						
				.390 acres	Total land value	135,375	94,763

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	02	Drywall	Garage cars 2
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	33	C+	Full Baths 1
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	99	None	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures 1
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 1,930
Exterior Cond	05	Good	Whirlpools
			# Living Units
			M/F stacks
			W/B stacks 1
			W/B openings 1
			Actual Year Built: 1950

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	196,400
Basement	Full		800	
Heating	Yes	A/C Yes		5,670
Plumbing	1 F/B	1 H/B 1 Add'l fix.	Wh/p	4,000
Attic	None	Attic size:	Saunas	
Additions				119,060
Other Features		WB Stks		6,750
Sub-Total				331,880
Grade	C+	Factor 1.0800		358,430
CDU		C&D Factor 1.00		358,430
Depreciation		35 %		232,980
Computed cost value @ 70%				163,086

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	32	1,950
L Living Area	FRFF Frame first floor	730	83,571
P Porches, Patios, Decks	DECK Wood deck	240	6,358
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	AIR Air conditioning	656	1,994
Total additions			119,060

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	4	8	32	30.00		D	749	50	400
Utility Shed									
Value at 70%			280	Value at 100%			400		

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Prop ID 3950019 Card 01

Scale: 1" = 7.24 feet

