

Property at 00023 SHERMAN AVENUE

Prop ID 3950023

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Administrative Information

Owner name: OCONNOR JOHN T AND
 Second name: LISA M
 Address: 23 SHERMAN AVENUE
 City/state: UNIONVILLE CT Zip: 06085

Location Information

Map: 028 Clerk map:
 Lot: 3950023 Neigh.: Zone: R40 Vol: 313 Page: 1011

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Dec-1995
Resident Land	.34	94,500				Sale price: 137,000
Resident Dwelling	1.00	114,820				Sale valid: Y
Resident Outbldg	2.00	18,060				
					Values	
Resident Excess	.10	530				Mkt value : Cost value: 325,586
Summary			Utilities		Sales ratios	
Total assessments		227,910	Water	Connecticut	Cost/sale :	2.3765
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		227,910	Gas	None	Assmt/sale:	1.6636

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	.100	7,500	750			750	525
Residual		4,356						
		.440 acres	Total land value				135,750	95,025

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	28
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	1,481
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1953	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	850
Basement	Full		204,910
Heating	Yes	A/C No	
Plumbing	2 F/B	H/B Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			5,000
Other Features	WB Stks		35,689
			6,750
Sub-Total			252,349
Grade	C	Factor 1.0000	252,349
CDU		C&D Factor 1.00	252,349
Depreciation		35 %	164,027
Computed cost value @ 70%			114,819

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	206	23,583
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
P Porches, Patios, Decks	DECK Wood deck	319	8,450
Total additions			35,689

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	1996	C	3,600	50	1,800
Utility Shed									
RP1 Pool w/ Plastic Linr	18	36	648	74.05		C	47,984	50	24,000
Value at 70%		18,060	Value at 100%		25,800				

