

Property at 00027 SHERMAN AVENUE

Prop ID 3950027

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Administrative Information

Owner name: BROWN MICHAEL L &
 Second name: BROWN JILL ELIZABETH
 Address: 27 SHERMAN AVENUE
 City/state: UNIONVILLE CT Zip: 06085

Location Information

Map: 028 Clerk map:
 Lot: 3950027 Neigh.: Zone: R40 Vol: 809 Page: 1133

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Dec-2025
Resident Land	.34	94,500				Sale price: 435,000
Resident Dwelling	1.00	134,060				Sale valid:
					Values	
Resident Excess	.11	580			Mkt value :	
					Cost value:	327,343
Summary			Utilities		Sales ratios	
Total assessments		229,140	Water	Connecticut	Cost/sale :	.7525
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		229,140	Gas	None	Assmt/sale:	.5268

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	.110	7,500	825			825	578
Residual		4,792						
				.450 acres	Total land value		135,825	95,078

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
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	36
Grade	33	C+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	Rec Room Size 560
Air Condition	99	None	Whirlpools	Living area 1,296
Interior Cond	05	Good	Saunas	# Living Units
Exterior Cond	05	Good	M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1954	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	864
Basement	Full		207,290
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	RR	41,434
			19,082
Sub-Total			272,806
Grade	C+	Factor 1.0800	294,630
CDU		C&D Factor 1.00	294,630
Depreciation		35 %	191,510
Computed cost value @ 70%			134,057

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	112	955
P Porches, Patios, Decks	FOFF Frame open first flo	144	8,773
P Porches, Patios, Decks	FEFF Frame enclosed first	88	8,392
G Garages	FR Attached frame LE 65	528	23,314
Total additions			41,434

