

Property at 00005 SHERWOOD LANE

Prop ID 3960005

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Administrative Information

Owner name: SANKARAN RUKMANI AND
 Second name: MUTHU
 Address: 5 SHERWOOD LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 3960005 Neigh.: Zone: R30 Vol: 103 Page: 0259

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Apr-1978
Resident Land	.92	105,000				Sale price: 72,000
Resident Dwelling	1.00	170,200				Sale valid:
					Values	
Resident Excess	.06	320			Mkt value :	
					Cost value:	393,600
Summary			Utilities		Sales ratios	
Total assessments		275,520	Water	Connecticut	Cost/sale :	5.4667
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		275,520	Gas	None	Assmt/sale:	3.8267

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site		40,075						
RES	12	.060	7,500	450			450	315
Residual		2,614						
							Values	
							Sales ratios	
							Cost/sale :	
							Mkt/sale :	
							Assmt/sale:	
							Total land value	
							150,450	
							105,315	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		
			Actual Year Built: 1978	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				816	228,360
Basement	Full						
Heating	Yes	A/C Yes					6,590
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							53,229
Other Features		WB Stks	RR	Bsmt Gar			23,027
Sub-Total							319,706
Grade	B-		Factor 1.1700				374,056
CDU			C&D Factor 1.00				374,056
Depreciation			35 %				243,136
						Computed cost value @ 70%	170,195

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	BSMT Basement addition	308	5,676
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	OVER Frame Overhang	16	1,465
P Porches, Patios, Decks	DECK Wood deck	252	6,675
L Living Area	AIR Air conditioning	308	936
L Living Area	AIR Air conditioning	34	103
Total additions			53,229

