

Property at 00012 SHERWOOD LANE

Prop ID 3960012

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Administrative Information

Owner name: ROSENTHAL ROBERT S &
Second name: CYNTHIA D
Address: 12 SHERWOOD LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 3960012 Neigh.: Zone: R30 Vol: 255 Page: 710

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 22-Jan-1992	
Resident Land	.92 105,000			Sale price: 182,000	
Resident Dwelling	1.00 228,540			Sale valid:	
Resident Outbldg	1.00 980			Values	
				Mkt value :	
Resident Excess	.10 530			Cost value: 478,643	
Summary		Utilities		Sales ratios	
Total assessments	335,050	Water	Connecticut	Cost/sale :	2.6299
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	335,050	Gas	None	Assmt/sale:	1.8409

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	.100	7,500	750		750	525
Residual	4,356						
1.020 acres		Total land value		150,750		105,525	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	1
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1978	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,486	242,050
Basement	Full				
Heating	Yes	A/C Yes			6,930
Plumbing	3 F/B	1 H/B	Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		16,000
Additions					190,354
Other Features		WB Stks M Stks			9,750
Sub-Total					465,084
Grade	C+	Factor 1.0800			502,291
CDU		C&D Factor 1.00			502,291
Depreciation		35 %			326,489
Computed cost value @ 70%					228,542

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	70	4,265
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	DECK Wood deck	168	4,450
P Porches, Patios, Decks	DECK Wood deck	220	5,828
L Living Area	FRFF Frame first floor	702	80,366
L Living Area	FRUF Frame upper full	702	58,778
L Living Area	BSMT Basement addition	702	12,936
L Living Area	AIR Air conditioning	702	2,134

Total additions 190,354

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2000	C	2,880	50	1,400
Utility Shed									
Value at 70%		980	Value at 100%		1,400				

