

Property at 00046 SHEFFIELD LANE

LT08

Prop ID 6000046

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## Administrative Information

Owner name: SALHANY STEVEN R AND  
 Second name: LISA A  
 Address: 46 SHEFFIELD LANE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 010 Clerk map:  
 Lot: 6000046 Neigh.: Zone: R40 Vol: 450 Page: 1043

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 140,000 |
| Resident Dwelling | 1.00 | 438,820 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 16-Jan-2003  
 Sale price: 640,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 826,971

## Summary

| Total assessments | 578,880 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 578,880 |

## Utilities

| Water | Connecticut  |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | CNG          |

## Sales ratios

Cost/sale : 1.2921  
 Mkt/sale :  
 Assmt/sale: .9045

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .920       | 200,000 | 200,000 |      |      | 200,000 | 140,000   |
| Primary Site |     | 40,075     |         |         |      |      |         |           |
| RES          | 12  | .011       | 7,500   | 83      |      |      | 83      | 58        |
| Residual     |     | 479        |         |         |      |      |         |           |

.931 acres

Total land value

200,083

140,058

## Building Valuation Summary

| Dwelling       | Frame   | 2 story w/bsmt     | Area   | 353,150 |
|----------------|---------|--------------------|--------|---------|
| Basement       | Full    |                    | 1,455  |         |
| Heating        | Yes     | A/C Yes            |        | 10,110  |
| Plumbing       | 4 F/B   | 1 H/B 3 Add'l fix. | 1 Wh/p | 22,500  |
| Attic          | None    | Attic size:        | Saunas |         |
| Additions      |         |                    |        | 120,933 |
| Other Features | WB Stks | RR                 |        | 32,563  |

|              |                           |         |
|--------------|---------------------------|---------|
| Sub-Total    |                           | 539,256 |
| Grade A      | Factor 1.5500             | 835,847 |
| CDU          | C&D Factor 1.00           | 835,847 |
| Depreciation | 25 %                      | 626,885 |
|              | Computed cost value @ 70% | 438,820 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65  | 816  | 36,558 |
| G Garages                | FSF Full-story fin o/gar  | 608  | 40,726 |
| L Living Area            | AIR Air conditioning      | 608  | 1,848  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 40   | 2,437  |
| L Living Area            | BSMT Basement addition    | 242  | 4,460  |
| L Living Area            | FRFF Frame first floor    | 242  | 27,704 |
| L Living Area            | AIR Air conditioning      | 242  | 736    |
| P Porches, Patios, Decks | DECK Wood deck            | 244  | 6,464  |

Total additions 120,933

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |
|----------------|------|------------------|-------------------------|
| Style          | 19   | Modern Colonial  |                         |
| Exterior Walls | 01   | Clapboards       |                         |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |
| Roof Type      | 01   | Gable            |                         |
| Foundation     | 01   | Poured Concrete  | Total Rooms 10          |
| Interior Walls | 02   | Drywall          | Garage cars 3           |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms 5              |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |
| Fuel           | 02   | Natural Gas      | Family Rooms 1          |
| Attic          | 99   | None             | Dormer linear f         |
| Grade          | 50   | A                | Full Baths 4            |
| Garage         | 23   | Attached 3 car   | Masonry trim sf         |
| Area Over Gar. | 01   | Fully Finished   | Half Baths 1            |
| Basement       | 01   | Full             | Finish bsmt sz          |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addn'l fixtures 3       |
| Air Condition  | 01   | Central Air      | Rec Room Size 1,030     |
| Interior Cond  | 05   | Good             | Living area 3,760       |
| Exterior Cond  | 05   | Good             | Whirlpools 1            |
|                |      |                  | # Living Units 1        |
|                |      |                  | M/F stacks              |
|                |      |                  | W/B stacks 1            |
|                |      |                  | W/B openings 1          |
|                |      |                  | Actual Year Built: 2002 |

