

Property at 00050 SHEFFIELD LANE

LT07

Prop ID 6000050

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Administrative Information

Owner name: NUSOM CLAUDE J III & DIANE M
 Second name:
 Address: 50 SHEFFIELD LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 6000050 Neigh.: Zone: R40 Vol: 664 Page: 846

Assessments

Exemptions

Last sale

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 25-Jul-2013
Resident Land	.92	140,000	AAA Veteran	1,000	Sale price: 786,500
Resident Dwelling	1.00	452,150	CAB Add Vet	500	Sale valid:
Resident Outbldg	2.00	22,190	DAC Veteran	10,000	

Values

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 25-Jul-2013
Resident Excess	1.02	5,330			Mkt value : Cost value: 885,243

Summary

Utilities

Sales ratios

Category	Value	Category	Value	Sales ratios
Total assessments	619,670	Water Connecticut	Cost/sale : 1.1255	
Total exemptions	11,500	Sewer Public sewer	Mkt/sale :	
Net assessment	608,170	Gas CNG	Assmt/sale: .7879	

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	1.016	7,500	7,620		7,620	5,334
Residual		44,257					

1.936 acres Total land value 207,620 145,334

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 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 5 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 4 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 3 Rec Room Size 1,024
Grade	50	A	Whirlpools 1 Living area 4,020
Garage	23	Attached 3 car	Saunas # Living Units 1
Area Over Gar.	02	Fully Unfinished	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: 2002

Building Valuation Summary

Category	Value	Area
Dwelling Frame 2 story w/bsmt	397,090	1,680
Basement Full		
Heating Yes A/C Yes	11,350	
Plumbing 4 F/B 1 H/B 3 Add'l fix. 1 Wh/p	22,500	
Attic None Attic size:		
Additions	92,286	
Other Features WB Stks RR	32,413	
Sub-Total	555,639	
Grade A Factor 1.5500	861,240	
CDU C&D Factor 1.00	861,240	
Depreciation 25 %	645,930	
Computed cost value @ 70%	452,151	

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	748	33,512
G Garages	FSF Full-story fin o/gar	580	38,851
L Living Area	AIR Air conditioning	580	1,763
L Living Area	BSMT Basement addition	80	1,474
L Living Area	FRFF Frame first floor	80	9,158
L Living Area	AIR Air conditioning	80	243
P Porches, Patios, Decks	DECK Wood deck	275	7,285

Total additions 92,286

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	20	40	800	74.05	2010	C	59,240	50	29,600
RS1 Frame Utility Shed	10	14	140	30.00	2010	C	4,200	50	2,100

Value at 70% 22,190

Value at 100% 31,700

