

Property at 00054 SHEFFIELD LANE

LT06

Prop ID 6000054

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Administrative Information

Owner name: GOHEL TAJESH & SONA
 Second name:
 Address: 54 SHEFFIELD LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 6000054 Neigh.: Zone: R40 Vol: 805 Page: 1180

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-Aug-2025
Resident Land	.92	140,000				Sale price: 1,090,000
Resident Dwelling	1.00	472,760				Sale valid:
Resident Outbldg	1.00	980				Values
Resident Excess	.11	590				Mkt value :
						Cost value: 877,614
Summary			Utilities		Sales ratios	
Total assessments	614,330		Water	Connecticut	Cost/sale :	.8052
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	614,330		Gas	CNG	Assmt/sale:	.5636

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	.113	7,500	848			848	594
Residual		4,922						
1.033 acres				Total land value			200,848	140,594

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	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	950
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,189
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2002				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,600	381,470
Basement	Full				
Heating	Yes	A/C Yes			10,910
Plumbing	4 F/B	2 H/B	3 Add'l fix.	1 Wh/p	26,000
Attic	None		Attic size:	Saunas	
Additions					132,026
Other Features		WB Stks	RR		30,558
Sub-Total					580,964
Grade	A	Factor 1.5500			900,494
CDU		C&D Factor 1.00			900,494
Depreciation		25 %			675,371
		Computed cost value @ 70%			472,760

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	255	29,193
L Living Area	BSMT Basement addition	255	4,699
L Living Area	AIR Air conditioning	255	775
P Porches, Patios, Decks	DECK Wood deck	240	6,358
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	734	49,166
L Living Area	AIR Air conditioning	734	2,231

Total additions 132,026

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2002	C	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400

Scale: 1" = 8.39 feet

