

Property at 00096 SANFORD AVENUE

Prop ID 6540096

Printed 08-Feb-2024 11:17 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DLUBAC STEVEN
Second name:
Address: 96 SANFORD AVENUE
City/state: UNIONVILLE CT Zip: 06085

Location Information

Map: 028 Clerk map:
Lot: 6540096 Neigh.: Zone: R40 Vol: 789 Page: 682

Assessments

Assmt category	Qty	Amount
Resident Land	.34	23,630
Resident Dwelling	1.00	42,270
Resident Outbldg	1.00	1,330

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Nov-2023
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 98,671

Summary

Total assessments	69,070
Total exemptions	
Net assessment	69,070

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	135,000	135,000		.75	33,750	23,625
Primary Site	14,810							
RES	12	.350	7,500	2,625			2,625	1,838
Residual	15,246							

.690 acres

Total land value

36,375

25,463

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
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	
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	
Air Condition	99	None		
Interior Cond	02	Poor		
Exterior Cond	02	Poor	Actual Year Built: 1955	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	864	160,200
Basement	Full with walk			
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				74,730
Other Features		RR		6,606

Sub-Total			241,536
Grade	C	Factor 1.0000	241,536
CDU		C&D Factor 1.00	241,536
Depreciation		75 %	60,384
		Computed cost value @ 70%	42,269

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	TERR Terrace	98	3,894
L Living Area	FRFF Frame first floor	480	54,951
L Living Area	BSMT Basement addition	480	8,845
P Porches, Patios, Decks	DECK Wood deck	240	6,358
P Porches, Patios, Decks	CPAT Concrete patio	80	682

Total additions 74,730

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	9	14	126	30.00		C	3,780	50	1,900
Utility Shed									
Value at 70%			1,330				Value at 100%		1,900

