

Property at 00005 SHERWOOD LANE

Prop ID 3960005

Printed 26-Jan-2012 8:23 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SANKARAN RUKMANI AND  
 Second name: MUTHU  
 Address: 5 SHERWOOD LANE  
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:  
 Lot: 3960005 Neigh.: Zone: R30 Vol: 103 Page: 0259

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 28-Apr-1978
Resident Land	.92	94,500			Sale price: 72,000
Resident Dwelling	1.00	127,950			Sale valid:
Resident Excess	.06	320			Values
					Mkt value :
					Cost value: 318,240
Summary		Utilities		Sales ratios	
Total assessments	222,770	Water	Unionville	Cost/sale :	4.4200
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	222,770	Gas	None	Assmt/sale:	3.0940

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000				135,000	94,500
Primary Site		40,075						
RES	12	.060	7,500				450	320
Residual		2,614						
				.9800 acres	Total land value		135,450	94,820

Building Valuation Summary

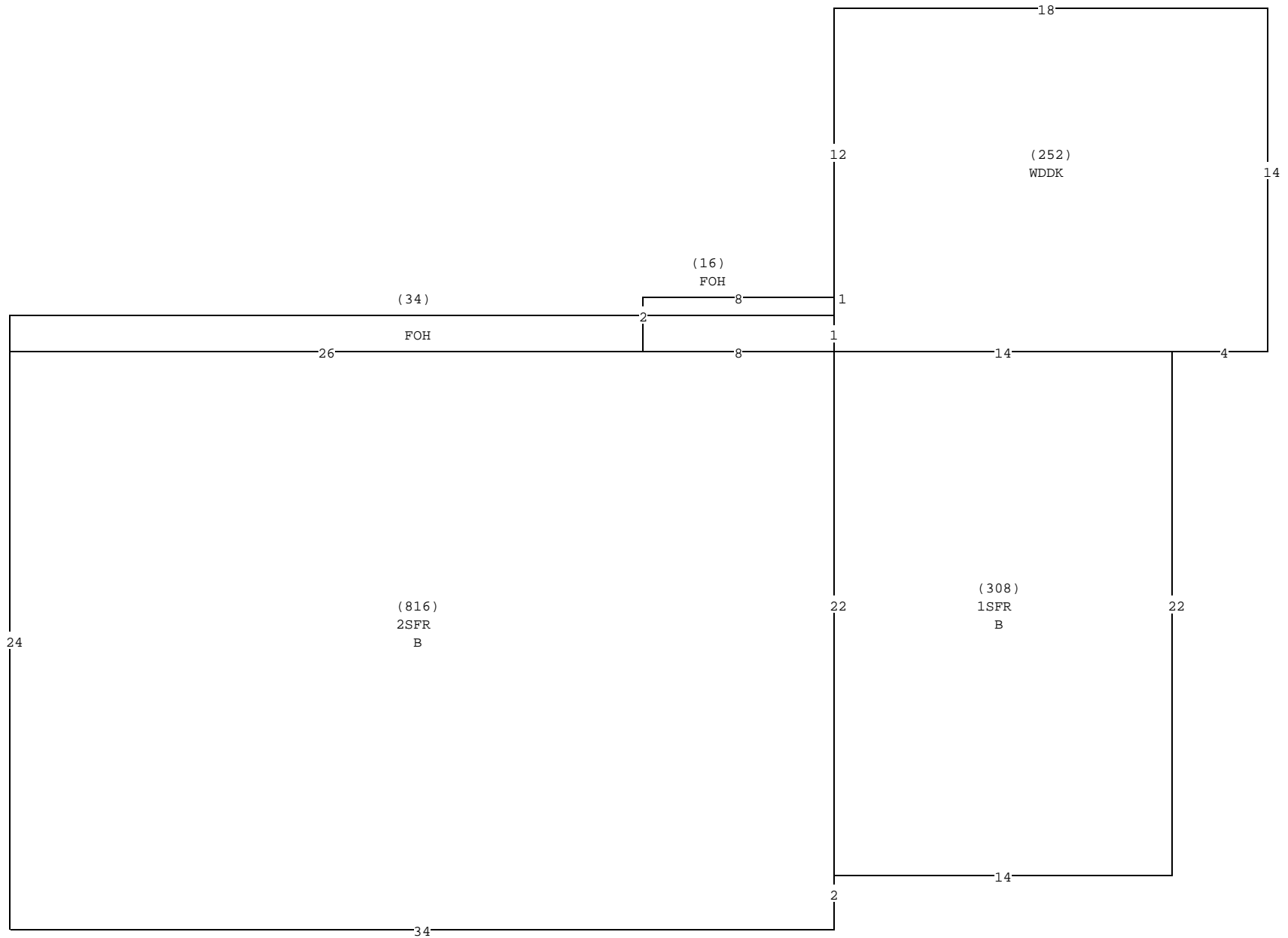
		Area			
Dwelling	Frame	2 story w/bsmt	816	170,380	
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas 6,000
Attic	None		Attic size:		
Additions					36,800
Other Features	WB Stks	Unfin	3,500		10,000
Sub-Total					223,180
Grade	B-	Factor	1.1700		261,120
CDU		C&D Factor	1.00		261,120
Depreciation			30 %		182,780
				Computed cost value @ 70%	127,950

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	308	24,900
L Living Area	BSMT Basement addition	308	4,000
L Living Area	OVER Frame Overhang	34	2,200
L Living Area	OVER Frame Overhang	16	1,000
P Porches, Patios, Decks	DECK Wood deck	252	4,700
Total additions			36,800

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpeti	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	
Fuel	02	Natural Gas	Full Baths	2
Attic	99	None	Half Baths	1
Grade	37	B-	Addtn'l fixtures	
Garage	12	Basement 2 car	Whirlpools	1,990
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	# Living Units	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	99	None	W/B stacks	1
Interior Cond	05	Good	W/B openings	1
Exterior Cond	05	Good	Actual Year Built: 1978	



Notes: UMA GNANAGURU TO MUTHU SANKARAN V 632 P598 11/22/11 (UMA WAS NEVER ON THE TITLE)