

Property at 00056 SYLVAN STREET

Prop ID 4260056

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Administrative Information

Owner name: DING FAN &
Second name: DONG FENGJUN
Address: 56 SYLVAN STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
Lot: 4260056 Neigh.: Zone: R30 Vol: 785 Page: 1049

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 03-Jul-2023
Resident Land	.35	94,500			Sale price: 380,056
Resident Dwelling	1.00	125,030			Sale valid:
Resident Outbldg	1.00	840			

Exemptions

Last sale

Values

Mkt value :
Cost value: 314,814

Summary

Total assessments	220,370	Water Well	Sales ratios
Total exemptions		Sewer Septic	Cost/sale : .8283
Net assessment	220,370	Gas None	Mkt/sale : Assmt/sale: .5798

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.350	135,000	135,000		135,000	94,500
Primary Site	15,246						

.350 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 5 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 2 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 1 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures 1 Rec Room Size 396
Grade	30	C	Whirlpools Living area 1,452
Garage	32	Detached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings 1
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1952

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	203,230
Basement	Full		1,191	
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B 1 Add'l fix.	Wh/p	Saunas 500
Attic	None	Attic size:		
Additions				55,602
Other Features	WB Stks	RR		15,470
Sub-Total				274,802
Grade	C	Factor 1.0000		274,802
CDU		C&D Factor 1.00		274,802
Depreciation		35 %		178,621
		Computed cost value @ 70%		125,035

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	CPAT Concrete patio	484	4,125
L Living Area	FRFF Frame first floor	261	29,880

Total additions 55,602

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%			840				Value at 100%		1,200

