

Property at 00012 GARDEN STREET

Prop ID 2390012

Printed 06-Feb-2024 12:00 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: THREE FIFTY EIGHT WEST
Second name: MOUNTAIN LLC
Address: 76 LAWRENCE AVENUE
City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
Lot: 2390012 Neigh.: Zone: R15 Vol: 701 Page: 579

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Sep-2016
Resident Land	.34	70,000				Sale price: 180,000
Resident Dwelling	1.00	74,430				Sale valid:
					Values	
Resident Excess	.17	890				Mkt value :
						Cost value: 207,600
Summary			Utilities		Sales ratios	
Total assessments		145,320	Water	Connecticut		Cost/sale : 1.1533
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		145,320	Gas	None		Assmt/sale: .8073

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	100,000	100,000			100,000	70,000
Primary Site		14,810						
RES	12	.170	7,500	1,275			1,275	893
Residual		7,405						
				.510 acres	Total land value		101,275	70,893

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	01	Fully Finished	Addtn'l fixtures	2
Grade	30	C	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1929	

Building Valuation Summary

			Area	
Dwelling	Masonry	1 story w/bsmt	660	136,180
Basement	Full			
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B	2 Add'l fix.	Wh/p Saunas 4,500
Attic	Fully Finished		Attic size: 600	20,464
Additions				2,437
Other Features				
Sub-Total				163,581
Grade	C	Factor 1.0000		163,581
CDU		C&D Factor 1.00		163,581
Depreciation		35 %		106,328
Computed cost value @ 70%				74,430

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
Total additions			2,437

