

Property at 00014 GARDEN STREET

Prop ID 2390014

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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: 2390014 Neigh.: Zone: R15 Vol: 678 Page: 1205

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Oct-2014
Resident Land	.34	70,000				Sale price: 202,500
Resident Dwelling	1.00	108,840				Sale valid:
Resident Outbldg	1.00	1,540				Values
						Mkt value :
Resident Excess	.03	160				Cost value: 257,914
Summary			Utilities		Sales ratios	
Total assessments		180,540	Water	Connecticut	Cost/sale :	1.2736
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		180,540	Gas	None	Assmt/sale:	.8916

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	.030	7,500	225			225	158
Residual		1,307						
		.370 acres	Total land value				100,225	70,158

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	
Grade	30	C	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1935	

Building Valuation Summary

		Area	
Dwelling	Masonry	1 story w/bsmt	999
Basement	Full		181,740
Heating	Yes	A/C No	
Plumbing	1 F/B	1 H/B	Add'l fix.
Attic	Fully Finished	Wh/p	Saunas
Additions		Attic size: 999	3,500
Other Features	WB Stks		28,796
			18,429
			6,750
Sub-Total			239,215
Grade	C	Factor 1.0000	239,215
CDU		C&D Factor 1.00	239,215
Depreciation		35 %	155,490
		Computed cost value @ 70%	108,843

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	606	16,053
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
P Porches, Patios, Decks	FOFF Frame open first flo	15	914
Total additions			18,429

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	12	144	30.00	1991	C	4,320	50	2,200
Utility Shed									
Value at 70%			1,540				Value at 100%		2,200

