

Property at 00016 GARDEN STREET

Prop ID 2390016

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Administrative Information

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

Location Information

Map: 008 Clerk map:
 Lot: 2390016 Neigh.: Zone: R15 Vol: 664 Page: 912

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Jul-2013
Resident Land	.34	70,000				Sale price: 182,000
Resident Dwelling	1.00	90,450				Sale valid:
Resident Outbldg	2.00	14,560				Values
Resident Excess	.03	160				Mkt value :
						Cost value: 250,243
Summary			Utilities		Sales ratios	
Total assessments		175,170	Water	Connecticut	Cost/sale :	1.3750
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		175,170	Gas	None	Assmt/sale:	.9625

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	
Attic	01	Fully Finished	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	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: 1942	

Building Valuation Summary

Dwelling	Masonry	1 story w/bsmt	Area	161,710
Basement	Full		850	
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	Fully Finished	Attic size: 850		25,685
Additions				11,393
Other Features				
Sub-Total				198,788
Grade	C	Factor 1.0000		198,788
CDU		C&D Factor 1.00		198,788
Depreciation		35 %		129,212
		Computed cost value @ 70%		90,448

Building additions

Category	Type	Area	Value
L Living Area	MAFF Masonry first floor	96	11,393
Total additions			11,393

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG2 Brick/Stone	22	24	528	73.15		C	38,623	50	19,300
Detached Garage									
RS1 Frame	10	10	100	30.00		C	3,000	50	1,500
Utility Shed									
Value at 70%			14,560				Value at 100%		20,800

