

Property at 00003 SYLVAN STREET

Prop ID 4260003

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Administrative Information

Owner name: HANSEN GEOFFREY F AND
Second name: LAURIE A
Address: 3 SYLVAN STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
Lot: 4260003 Neigh.: Zone: R30 Vol: 557 Page: 864

Assessments

Assmt category	Qty	Amount
Resident Land	.46	94,500
Resident Dwelling	1.00	155,400

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 09-Apr-2007
Sale price: 320,000
Sale valid: Y

Values

Mkt value :
Cost value: 357,000

Summary

Total assessments	249,900
Total exemptions	
Net assessment	249,900

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1156
Mkt/sale :
Assmt/sale: .7809

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.460	135,000	135,000			135,000	94,500
Primary Site	20,038							

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

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	816	228,360
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas 4,000
Attic	None		Attic size:		
Additions					67,444
Other Features		WB Stks	RR		16,429

Sub-Total				316,233
Grade	C+	Factor 1.0800		341,532
CDU		C&D Factor 1.00		341,532
Depreciation		35 %		221,996
		Computed cost value @ 70%		155,397

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	480	21,441
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	BSMT Basement addition	140	2,580
L Living Area	FRFF Frame first floor	24	2,748
L Living Area	FRFF Frame first floor	20	2,290
L Living Area	FRUF Frame upper full	20	1,675
P Porches, Patios, Decks	FEFF Frame enclosed first	176	16,784
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437

Total additions 67,444

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	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	1
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B stacks	1
Air Condition	99	None	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1952	

