

Property at 00004 SYLVAN STREET

Prop ID 4260004

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Administrative Information

Owner name: LICHATZ MARLENE
Second name:
Address: 4 SYLVAN STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
Lot: 4260004 Neigh.: Zone: R30 Vol: 350 Page: 168

Assessments

Assmt category	Qty	Amount
Resident Land	.41	94,500
Resident Dwelling	1.00	160,430
Resident Outbldg	1.00	1,330

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Jun-1998
Sale price: 142,500
Sale valid:

Values

Mkt value :
Cost value: 366,086

Summary

Total assessments	256,260
Total exemptions	
Net assessment	256,260

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.5690
Mkt/sale :
Assmt/sale: 1.7983

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.410	135,000	135,000			135,000	94,500
Primary Site		17,860						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	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	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1951	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	816	228,360
Basement	Full				
Heating	Yes	A/C Yes			6,590
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					75,335
Other Features		WB Stks	RR		12,696
Sub-Total					326,481
Grade	C+	Factor 1.0800			352,599
CDU		C&D Factor 1.00			352,599
Depreciation		35 %			229,189
Computed cost value @ 70%					160,432

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	128	12,206
G Garages	FR Attached frame LE 65	480	21,441
G Garages	FSF Full-story fin o/gar	480	32,152
P Porches, Patios, Decks	DECK Wood deck	360	9,536

Total additions 75,335

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	16	128	30.00	1990	C	3,840	50	1,900
Utility Shed									
Value at 70%					1,330	Value at 100%			
						1,900			

