

Property at 00010 SYLVAN STREET

Prop ID 4260010

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Administrative Information

Owner name: MCGARRAH JAMES R &
 Second name: NACCARATO VINCENT L
 Address: 10 SYLVAN STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 4260010 Neigh.: Zone: R30 Vol: 436 Page: 1133

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	213,060

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Aug-2002
 Sale price: 352,500
 Sale valid: Y

Values

Resident Excess			Mkt value :	Cost value:
.35	1,840			442,000

Summary

Total assessments	309,400
Total exemptions	
Net assessment	309,400

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2539
 Mkt/sale :
 Assmt/sale: .8777

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	135,000	135,000			135,000	94,500
Primary Site		30,056						
RES	12	.350	7,500	2,625			2,625	1,838
Residual		15,246						

1.040 acres

Total land value

137,625

96,338

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	251,790
Basement	Full		936	
Heating	Yes	A/C Yes		7,250
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p	12,000
Attic	None	Attic size:		
Additions				93,856
Other Features	WB Stks			6,750

Sub-Total	371,646
Grade B	Factor 1.2600
CDU	C&D Factor 1.00
Depreciation	35 %
Computed cost value @ 70%	213,065

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	190	5,033
L Living Area	FRFF Frame first floor	280	32,055
P Porches, Patios, Decks	FEFF Frame enclosed first	234	22,315
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	AIR Air conditioning	280	851
P Porches, Patios, Decks	BPAT Brick/flagstone pati	369	8,415

Total additions 93,856

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	07	Hardwood/Carpeti	Bedrooms 3
Heating System	01	Hot Water	Family Rooms 1
Fuel	01	Oil	Full Baths 2
Attic	99	None	Half Baths 1
Grade	40	B	Finish bsmt sz
Garage	22	Attached 2 car	Addtn'l fixtures 2
Area Over Gar.	99	None	Rec Room Size
Basement	01	Full	Living area 2,152
Bsmt Fin Qual	01	Unfinished	Whirlpools 1
Air Condition	01	Central Air	Saunas
Interior Cond	05	Good	# Living Units
Exterior Cond	05	Good	

Actual Year Built: 1985

