

Property at 00031 SYLVAN STREET

Prop ID 4260031

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Administrative Information

Owner name: WALSH LORRAINE M TRUSTEE
Second name:
Address: 31 SYLVAN STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
Lot: 4260031 Neigh.: Zone: R30 Vol: 682 Page: 445

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Jul-2013
Resident Land	.69	94,500				Sale price: 230,000
Resident Dwelling	1.00	120,010				Sale valid:
Resident Outbldg	1.00	630				Values
						Mkt value :
Resident Excess	.36	1,890				Cost value: 310,043
Summary			Utilities		Sales ratios	
Total assessments		217,030	Water	Well	Cost/sale :	1.3480
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		217,030	Gas	None	Assmt/sale:	.9436

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	.360	7,500	2,700			2,700	1,890
Residual		15,682						
1.050 acres				Total land value			137,700	96,390

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	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	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1950	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	189,150
Basement	Full		1,084	
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				64,614
Other Features	Mason Trim	WB Stks		10,002
Sub-Total				263,766
Grade	C	Factor 1.0000		263,766
CDU		C&D Factor 1.00		263,766
Depreciation		35 %		171,448
Computed cost value @ 70%				120,014

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	325	7,411
P Porches, Patios, Decks	FEFF Frame enclosed first	96	9,155
L Living Area	FRFF Frame first floor	375	42,930
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	FOFF Frame open first flo	44	2,681
Total additions			64,614

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	8	80	30.00		D	1,872	50	900
Utility Shed									
Value at 70%			630	Value at 100%			900		

