

Property at 00036 SYLVAN STREET

Prop ID 4260036

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Administrative Information

Owner name: LICHATZ MARLENE L TTEE AND
 Second name: KIMBALL NGAIRE L TTEE
 Address: 36 SYLVAN STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 4260036 Neigh.: Zone: R30 Vol: 787 Page: 801

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 20-Jul-2005
Resident Land	.67	94,500				Sale price: 267,500
Resident Dwelling	1.00	168,200				Sale valid:
Resident Outbldg	2.00	21,910				Values
					Mkt value :	
					Cost value:	406,586
Summary			Utilities		Sales ratios	
Total assessments	284,610		Water	Well	Cost/sale :	1.5199
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	284,610		Gas	None	Assmt/sale:	1.0640

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.670	135,000	135,000			135,000	94,500
Primary Site		29,185						
		.670 acres		Total land value			135,000	94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	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	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1944	

Building Valuation Summary

						Area	
Dwelling	Frame	1 story w/bsmt				986	176,250
Basement	Full						
Heating	Yes	A/C Yes					5,080
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas			5,500
Attic	None	Attic size:					
Additions							176,096
Other Features		WB Stks					6,750
Sub-Total							369,676
Grade	C	Factor 1.0000					369,676
CDU		C&D Factor 1.00					369,676
Depreciation		35 %					240,289
Computed cost value @ 70%							168,202

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	593	67,887
L Living Area	BSMT Basement addition	593	10,928
P Porches, Patios, Decks	FOFF Frame open first flo	124	7,555
P Porches, Patios, Decks	FOFF Frame open first flo	231	14,074
L Living Area	FRFF Frame first floor	156	17,859
L Living Area	FRFF Frame first floor	100	11,448
L Living Area	FRFF Frame first floor	266	30,452
P Porches, Patios, Decks	DECK Wood deck	472	12,503
L Living Area	AIR Air conditioning	156	474
L Living Area	AIR Air conditioning	100	304
L Living Area	AIR Air conditioning	593	1,803
L Living Area	AIR Air conditioning	266	809
Total additions			176,096

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	30	600	55.95		C	33,570	50	16,800
Block Detach Garage									
RS1 Frame	24	26	624	30.00	2016	A	29,016	50	14,500
Utility Shed									
Value at 70%		21,910	Value at 100%		31,300				

