

Property at 00041 SYLVAN STREET

Prop ID 4260041

Printed 07-Feb-2024 3:18 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ALONZO ADAM A AND
 Second name: SIROIS CLYANT E
 Address: 41 SYLVAN STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 4260041 Neigh.: Zone: R30 Vol: 729 Page: 678

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Jun-2019
Resident Land	.69	94,500				Sale price: 221,000
Resident Dwelling	1.00	97,210				Sale valid:
Resident Outbldg	4.00	5,250				Values
						Mkt value :
Resident Excess	.03	160				Cost value: 281,600
Summary			Utilities		Sales ratios	
Total assessments		197,120	Water	Well	Cost/sale :	1.2742
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		197,120	Gas	None	Assmt/sale:	.8919

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	.030	7,500	225			225	158
Residual		1,307						
			.720 acres	Total land value			135,225	94,658

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	46
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	30	C	Whirlpools	1,004
Garage	21	Attached 1 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	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1948	

Building Valuation Summary

		Area			
Dwelling	Frame	1 1/2 story w/bsmt	616		165,060
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					37,844
Other Features		WB Stks			6,750
Sub-Total					213,654
Grade	C	Factor 1.0000			213,654
CDU		C&D Factor 1.00			213,654
Depreciation		35 %			138,875
Computed cost value @ 70%					97,213

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	386	3,290
P Porches, Patios, Decks	FEFF Frame enclosed first	63	6,008
L Living Area	FRFF Frame first floor	48	5,495
G Garages	FR Attached frame LE 65	240	12,077
L Living Area	FRFF Frame first floor	32	3,663
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
Total additions			37,844

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	12	144	30.00		C	4,320	50	2,200
Utility Shed									
RS1 Frame	12	12	144	30.00		D	3,370	50	1,700
Utility Shed									
RS1 Frame	10	16	160	30.00	2004	C	4,800	50	2,400
Utility Shed									
RS1 Frame	8	10	80	30.00	2006	C	2,400	50	1,200
Utility Shed									
Value at 70%			5,250				Value at 100%		7,500

