

Property at 00044 SYLVAN STREET

Prop ID 4260044

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Administrative Information

Owner name: LINDLEY PETER E AND
 Second name: HEATHER T
 Address: 44 SYLVAN STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 4260044 Neigh.: Zone: R30 Vol: 317 Page: 1076

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-Apr-1996
Resident Land	.61	94,500				Sale price: 145,000
Resident Dwelling	1.00	140,400				Sale valid:
Resident Outbldg	1.00	2,520				Values
					Mkt value :	
					Cost value:	339,171
Summary			Utilities		Sales ratios	
Total assessments	237,420		Water	Well	Cost/sale :	2.3391
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	237,420		Gas	None	Assmt/sale:	1.6374

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.610	135,000	135,000			135,000	94,500
Primary Site		26,572						
		.610 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	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	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	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	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1953	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,527	247,440
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					38,969
Other Features		WB Stks	RR		22,165
Sub-Total					308,574
Grade	C	Factor 1.0000			308,574
CDU		C&D Factor 1.00			308,574
Depreciation		35 %			200,573
Computed cost value @ 70%					140,401

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	480	21,441
L Living Area	FRFF Frame first floor	28	3,205
P Porches, Patios, Decks	F0FF Frame open first flo	49	2,985
P Porches, Patios, Decks	DECK Wood deck	428	11,338
Total additions			38,969

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2011	C	7,200	50	3,600
Utility Shed									
Value at 70%		2,520	Value at 100%		3,600				

