

Property at 00049 SYLVAN STREET

Prop ID 4260049

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Administrative Information

Owner name: KEEFFE RACHEL M
 Second name:
 Address: 49 SYLVAN STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 4260049 Neigh.: Zone: R30 Vol: 803 Page: 786

Assessments

Assmt category	Qty	Amount
Resident Land	.64	94,500
Resident Dwelling	1.00	142,240
Resident Outbldg	2.00	3,360

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-May-2025
 Sale price: 431,000
 Sale valid:

Values

Mkt value :
 Cost value: 343,000

Summary

Total assessments	240,100
Total exemptions	
Net assessment	240,100

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7958
 Mkt/sale :
 Assmt/sale: .5571

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.640	135,000	135,000			135,000	94,500
Primary Site		27,878						

.640 acres

Total land value

135,000

94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	07	Propane Gas		
Attic	99	None		
Grade	30	C		
Garage	21	Attached 1 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1947

Building Valuation Summary

				Area	
Dwelling	Frame	1 1/2 story w/bsmt		782	193,330
Basement	Full				
Heating	Yes	A/C Yes			5,580
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					103,462
Other Features		WB Stks			6,750
Sub-Total					312,622
Grade	C		Factor 1.0000		312,622
CDU			C&D Factor 1.00		312,622
Depreciation			35 %		203,204
Computed cost value @ 70%					142,243

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	352	33,567
G Garages	CRPT Open carport	176	2,984
G Garages	FR Attached frame LE 65	320	15,198
P Porches, Patios, Decks	DECK Wood deck	418	11,073
L Living Area	FRFF Frame first floor	100	11,448
L Living Area	AIR Air conditioning	100	304
L Living Area	FRFF Frame first floor	154	17,630
L Living Area	FRUH Frame upper half	154	7,875
P Porches, Patios, Decks	FOFF Frame open first flo	44	2,681
L Living Area	AIR Air conditioning	231	702

Total additions 103,462

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
STP Stone Patio	16	20	320	21.10		C	6,752	50	3,400
RS1 Frame Utility Shed	8	12	96	30.00	1993	C	2,880	50	1,400
Value at 70%					3,360	Value at 100%			
						4,800			

