

Property at 00052 SYLVAN STREET

Prop ID 4260052

Printed 30-Dec-2025 10:40 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: JOHNSTON CASSANDRA

Second name:

Address: 52 SYLVAN STREET

City/state: AVON CT

Zip: 06001

## -Location Information-

Map: 014

Clerk map:

Lot: 4260052

Neigh.:

Zone: R30

Vol: 807

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## Building Valuation Summary

|                |       |                |                           |       |         |
|----------------|-------|----------------|---------------------------|-------|---------|
| Dwelling       | Frame | 1 story w/bsmt |                           | Area  | 220,200 |
| Basement       | Full  |                |                           | 1,320 |         |
| Heating        | Yes   | A/C            | No                        |       |         |
| Plumbing       | 1 F/B | H/B            | Add'l fix.                | Wh/p  | Saunas  |
| Attic          | None  | Attic size:    |                           |       |         |
| Additions      |       |                |                           |       | 31,384  |
| Other Features |       | WB Stks        | RR                        |       | 15,470  |
| Sub-Total      |       |                |                           |       | 267,054 |
| Grade          | C     | Factor         | 1.0000                    |       | 267,054 |
| CDU            |       | C&D Factor     | 1.00                      |       | 267,054 |
| Depreciation   |       |                | 20 %                      |       | 213,643 |
|                |       |                | Computed cost value @ 70% |       | 149,550 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FEFF Frame enclosed first | 104  | 9,918  |
| G Garages                | FR Attached frame LE 65   | 312  | 14,886 |
| P Porches, Patios, Decks | F0FF Frame open first flo | 108  | 6,580  |
| Total additions          |                           |      | 31,384 |

## Land Information

[illegible]

## 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             | 5 | Garage cars     | 1     |
| Interior Walls | 02   | Drywall          | Bedrooms                | 2 | Unfinished area |       |
| Floors         | 01   | Hardwood         | Family Rooms            |   | Dormer linear f |       |
| Heating System | 01   | Hot Water        | Full Baths              | 1 | Masonry trim sf |       |
| Fuel           | 01   | Oil              | Half Baths              |   | Finish bsmt sz  |       |
| Attic          | 99   | None             | Addn'l fixtures         |   | Rec Room Size   | 396   |
| Grade          | 30   | C                | Whirlpools              |   | Living area     | 1,188 |
| Garage         | 21   | Attached 1 car   | Saunas                  |   | # Living Units  | 1     |
| 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  | 06   | Very Good        |                         |   |                 |       |
| Exterior Cond  | 06   | Very Good        | Actual Year Built: 1958 |   |                 |       |

