

Property at 00079 SYLVAN STREET

Prop ID 4260079

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Administrative Information

Owner name: CAVANAUGH JOHN M & JANET K TTEE
 Second name:
 Address: 79 SYLVAN STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 4260079 Neigh.: Zone: R30 Vol: 779 Page: 847

Assessments

Assmt category	Qty	Amount
Resident Land	.61	94,500
Resident Dwelling	1.00	191,760
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Oct-2022
 Sale price: 522,500
 Sale valid: 7

Values

Mkt value :
 Cost value: 411,343

Summary

Total assessments	287,940
Total exemptions	
Net assessment	287,940

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7873
 Mkt/sale :
 Assmt/sale: .5511

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	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	1
Grade	33	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	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good	Actual Year Built: 1988	

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	1,183	261,620
Basement	Full			
Heating	Yes	A/C Yes		7,510
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas 9,000
Attic	None	Attic size:		
Additions				32,189
Other Features	WB Stks			6,750

Sub-Total		317,069
Grade	C+	Factor 1.0800 342,435
CDU	C&D Factor 1.00	342,435
Depreciation	20 %	273,948
	Computed cost value @ 70%	191,764

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	192	5,086
L Living Area	OVER Frame Overhang	10	916
P Porches, Patios, Decks	FOFF Frame open first flo	35	2,132
G Garages	FR Attached frame LE 65	547	24,055

Total additions 32,189

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2022	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680				Value at 100%		2,400

