

Property at 00080 SYLVAN STREET

Prop ID 4260080

Printed 07-Feb-2024 3:21 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: YU NANCY
 Second name:
 Address: 52 PRINCETON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 4260080 Neigh.: Zone: R30 Vol: 764 Page: 350

Assessments

Assmt category	Qty	Amount
Resident Land	.43	75,600
Resident Dwelling	1.00	118,960
Resident Outbldg	1.00	1,470

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Aug-2021
 Sale price: 254,000
 Sale valid:

Values

Mkt value :
 Cost value: 280,043

Summary

Total assessments	196,030
Total exemptions	
Net assessment	196,030

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1025
 Mkt/sale :
 Assmt/sale: .7718

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.430	135,000	135,000		.20	108,000	75,600
Primary Site		18,731						

.430 acres	Total land value	108,000	75,600
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Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	
Basement	Full		1,290	216,260
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				8,500
Other Features	WB Stks		Bsmt Gar	14,600
				22,088

Sub-Total		261,448
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	261,448
Depreciation	35 %	169,941
	Computed cost value @ 70%	118,959

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	240	6,358
L Living Area	OVER Frame Overhang	48	4,396
L Living Area	OVER Frame Overhang	19	1,740
L Living Area	OVER Frame Overhang	23	2,106

Total additions	14,600
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Residential Dwelling Information

Subject	Code	Description	Condominium
Style	08	Raised Ranch	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpet	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	30	C	
Garage	12	Basement 2 car	
Area Over Gar.	01	Fully Finished	
Basement	01	Full	
Bsmt Fin Qual	04	Living Area w/o	
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Condominium

Story Height 1.0

Total Rooms	6	Garage cars	2
Bedrooms	3	Unfinished area	
Family Rooms		Dormer linear f	
Full Baths	2	Masonry trim sf	
Half Baths	1	Finish bsmt sz	374
Addtn'l fixtures		Rec Room Size	
Whirlpools		Living area	1,380
Saunas		# Living Units	
M/F stacks			
W/B stacks	1		
W/B openings	1		

Actual Year Built: 1965

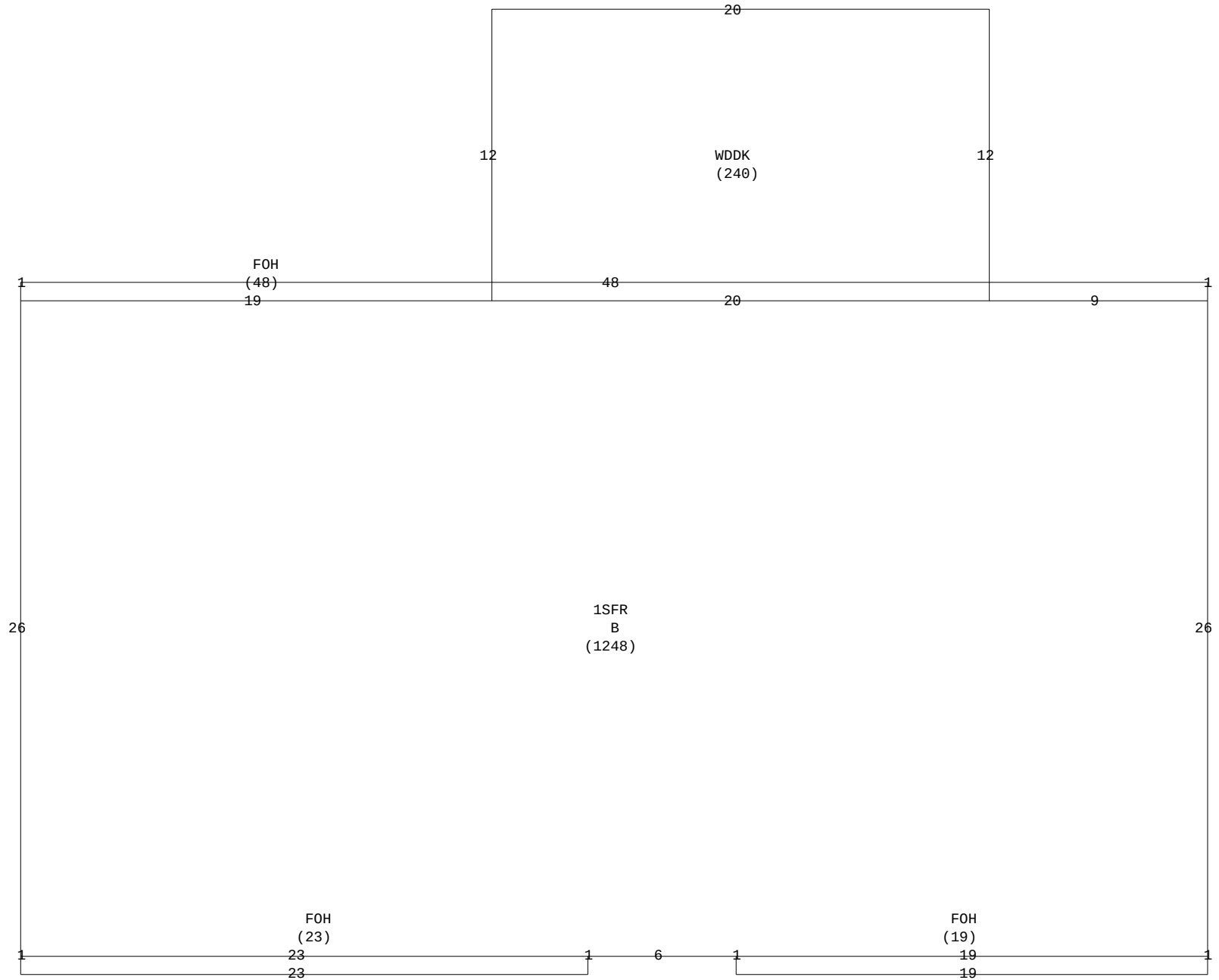
Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2014	C	4,200	50	2,100
Utility Shed									

Value at 70% 1,470

Value at 100% 2,100

Scale: 1" = 5.88 feet



NAME CHANGE BRIANNA MEYERS TO BRIANNA KUHARSKI 7-31-18 V 721 P 611