

Property at 00091 SYLVAN STREET

Prop ID 4260091

Printed 07-Nov-2024 3:18 PM Design and Layout (C) Right/Angles

-Administrative Information-

Owner name: KORNER NOAH

Second name:

Address: 91 SYLVAN STREET

City/state: AVON CT Zip: 06001

-Location Information-

Map: 013

Clerk map: 24 006

Zone

Zone: R30

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Assessments

Assmt category	Qty	Amount
Resident Land	.74	94,500
Resident Dwelling	1.00	159,950
Resident Outbldg	1.00	980

-Exemptions-

Exempt	Cat	Amount
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-Last sale-

Sale date:	07-Oct-2020
Sale price:	280,000
Sale valid:	

—Values:

Mkt value :	
Cost value:	364,900

Summary

Total assessments	255,430
Total exemptions	
Net assessment	255,430

Utilities

Water	Well
Sewer	Septic
Gas	None

- Sales ratios:

Cost/sale :	1.3032
Mkt/sale :	
Assmt/sale:	.9123

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.740	135,000	135,000		135,000	94,500
Primary Site		32,234					

.740 acres	Total land value	135,000	94,500
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Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	02	Cape				
Exterior Walls	04	Vinyl Siding				
Roof Material	01	Asphalt Shingles	Story Height 1.5			
Roof Type	01	Gable				
Foundation	01	Poured Concrete				
Interior Walls	02	Drywall	Total Rooms	7	Garage cars	2
Floors	01	Hardwood	Bedrooms	3	Unfinished area	
Heating System	02	Forced Hot Air	Family Rooms		Dormer linear f	29
Fuel	07	Propane Gas	Full Baths	2	Masonry trim sf	
Attic	99	None	Half Baths	1	Finish bsmt sz	
Grade	33	C+	Addn'l fixtures		Rec Room Size	
Garage	22	Attached 2 car	Whirlpools		Living area	1,848
Area Over Gar.	99	None	Saunas		# Living Units	
Basement	01	Full	M/F stacks			
Bsmt Fin Qual	01	Unfinished	W/B stacks	1		
Air Condition	01	Central Air	W/B openings	1		
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1964			

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt			Area 1,120	250,890
Basement	Full					
Heating	Yes	A/C	Yes			7,200
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None	Attic size:				
Additions						52,165
Other Features	WB Stks					6,750

Sub-Total			325,505
Grade	C+	Factor 1.0800	351,545
CDU		C&D Factor 1.00	351,545
Depreciation		35 %	228,504
		Computed cost value @ 70%	159,953

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	215	5,695
L Living Area	FRFF Frame first floor	168	19,233
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
L Living Area	AIR Air conditioning	168	511

Total additions	52,165
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame Utility Shed	12	8	96	30.00		C	2,880	50	1,400
Value at 70%			980				Value at 100%	1,400	

