



<b>3</b>	<b>1,966</b>	<b>274,428</b>	<b>N/A</b>
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
<b>1</b>	<b>1934</b>	<b>SFR</b>	<b>N/A</b>
Baths	Yr Built	Type	Sale Date

### Owner Information

Owner Name:	<b>Wadhams Sylvia R</b>	Tax Billing Zip:	<b>06790</b>
Tax Billing Address:	<b>750 Migeon Ave</b>	Tax Billing Zip+4:	<b>4521</b>
Tax Billing City & State:	<b>Torrington, CT</b>	Owner Occupied:	<b>Yes</b>

### Location Information

Municipality/Township:	<b>Torrington</b>	Flood Zone Code:	<b>C</b>
Census Tract:	<b>3107.00</b>	Flood Zone Panel:	<b>0950810004B</b>
Carrier Route:	<b>C020</b>	Flood Zone Date:	<b>04/04/1983</b>
Zoning:	<b>R6</b>		

### Tax Information

Property ID:	<b>893433</b>	Tax Year:	<b>2018</b>
% Improved:	<b>69%</b>	Annual Tax:	<b>\$4,622</b>

### Assessment & Tax

Assessment Year	2018	2017	2016
Assessed Value - Total	\$100,100	\$100,100	\$100,100
Assessed Value - Land	\$31,320	\$31,320	\$31,320
Assessed Value - Improved	\$68,780	\$68,780	\$68,780
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	

  

Total Tax	Tax Year	Change (\$)	Change (%)
\$4,580	2016		
\$4,580	2017	\$0	0%
\$4,622	2018	\$42	0.92%

### Characteristics

Land Use - State:	<b>1-Family Residence</b>	Basement Type:	<b>Full</b>
Land Use - Universal:	<b>SFR</b>	Basement Sq Feet:	<b>874</b>
Acres:	<b>6.3</b>	Unfinished Basement Area:	<b>874</b>
Lot Sq Ft:	<b>274,428</b>	Parking Type:	<b>Basement Garage</b>
# of Buildings:	<b>1</b>	Garage Type:	<b>Basement</b>
Total Units:	<b>1</b>	No. Parking Spaces:	<b>2</b>
Building Sq Ft:	<b>1,966</b>	Fireplaces:	<b>1</b>
Gross Area:	<b>4,514</b>	Heat Type:	<b>Radiant</b>
Bedrooms:	<b>3</b>	Heat Fuel Type:	<b>Oil</b>
Full Baths:	<b>1</b>	Porch:	<b>Enclosed Porch</b>
Total Baths:	<b>1</b>	Roof Type:	<b>Gable</b>
Total Rooms:	<b>7</b>	Roof Material:	<b>Asphalt Shingle</b>
Style:	<b>Conventional</b>	Exterior:	<b>Vinyl</b>
Stories:	<b>2</b>	Construction:	<b>Frame</b>
Year Built:	<b>1934</b>	Condition:	<b>Average</b>

## Estimated Value

RealAVM™ (1): **\$126,600** Confidence Score (2): **60**  
RealAVM™ Range: **\$116,472 - \$136,728** Forecast Standard Deviation (3): **8**  
Value As Of: **03/27/2019**

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

## Last Market Sale & Sales History

Owner Name: **Wadhams Sylvia R** Deed Type: **Deed (Reg)**  
Document Number: **304-493**

**Buyer Name** Wadhams Hazel V & Wadhams Sylvia R  
**Document Number** 304-493  
**Document Type** Deed (Reg)

## Property Map



\*Lot Dimensions are Estimated

Courtesy of Mary Helen Levine, Smart MLS, Inc

This data is not an offer to sell, or a solicitation of an offer to buy, or any other financial transaction. It is for informational purposes only. The accuracy of the data is not guaranteed and should be independently verified by the recipient of this report. The availability of data is not guaranteed.

## Property Detail

Generated on 03/30/2019

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