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## RE/MAX Right Choice



Source: CTMLS, Inc.

**West Haven, CT**  
**MLS Number:** G508993  
**Address:** 396 3RD AVE  
**Zip Code:** 06516  
**List Price:** \$139,900  
**Status:** Current (ACT)  
**Category:** Residential

**Remarks:** PROPERTY TO BE SOLD AS IS. CLOSE TO BEACH AND DOWNTOWN WEST HAVEN. OFFERS GREAT POTENTIAL FOR AN INVESTOR. PROPERTY TO BE SOLD AS IS. CLOSE TO BEACH AND DOWNTOWN WEST HAVEN. OFFERS GREAT POTENTIAL FOR AN INVESTOR.

**Directions:** FOLLOW 1ST AVE, TURN ONTO MAIN STREET, TURN ONTO 3RD AVE.

### Summary Information

<b>Style:</b>	LEVEL, NBRHD, COL	<b>Baths:</b>	2
<b>Number of Levels:</b>	2	<b>Seasonal:</b>	N
<b>Year Built:</b>	1900	<b>Garage Cap.:</b>	2
<b>Total Fin. SqFt:</b>	1,288 Sqft	<b>Acres:</b>	0.17 acres
<b>SqFt Source:</b>	TOWN	<b>Assessed Value:</b>	\$128,380
<b>Rooms:</b>	6	<b>High Sch:</b>	PBOE
<b>Bdrms:</b>	3	<b>Elementary Sch:</b>	PBOE
		<b>UFFI:</b>	UNKNW

### Features

<b>Flooring:</b>	WOOD, VINYL, LINO	<b>Attic:</b>	CRAWL
<b>Energy Features:</b>	NONE	<b>Basement:</b>	FULL
<b>Cable Avail:</b>	Y	<b>Exterior Siding:</b>	STUCO, WOOD
<b>Cooling:</b>	NONE	<b>Garage:</b>	DETCH
<b>Heat System:</b>	WAIR	<b>Driveway:</b>	ASPH
<b>Heat Fuel:</b>	OIL	<b>Pool:</b>	N
<b>Hot Water Source:</b>	ELEC	<b>Property Type:</b>	RES
<b>Oil Tank Desc:</b>	ABGRND	<b>Laundry:</b>	LOWER
<b>Sewer:</b>	PUBCT	<b>Possession Terms:</b>	NEGOT
<b>Water Source:</b>	PUBCT	<b>Asbestos Information:</b>	UNKNW
<b>Water/Sewer Lien:</b>	NEITHER	<b>Lead Information:</b>	UNKNW
		<b>Radon Information:</b>	UNKNW

Foundation may need help  
front porch windows need replace  
newer windows  
front porch slopes  
2 car garage w/ oil pits  
nice yard

some water damage front hall - from bathroom  
cable ready

good hard wood floor LR DR

linoleum kitch floor

need new dish washer and gas stove

weird built in pantry

need cabinets

full bath off kit w/ washer & dryer hookups

1st BR small!!! has closet

2nd bit bigger }  
3rd biggest } awk. closets

full bath up w/ claw foot tub

WAY UNFINISHED ATTIC - no floor!

1/2 finished base w/ nice bar - weird drop ceil

new elec serv 200 amp

gas hot water - new

oil heat - newer tank

humidifier on furnace

elec w/ in garage  
garage roof needs  
help!

house roof OK for  
a yr or 2  
good neighborhood  
backyd tree

TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	ASSESSED VALUE
1 Level	2 Public Water	1 Paved	2 Suburban	RES LAND	Code 1-1	65,300
	3 Public Sewer			DWELLING	Code 1-3	113,700
	4 Gas			RES OUTBL	Code 1-4	4,400
SUPPLEMENTAL DATA						
Other ID: G-8 111				FIRE D	001	
SUBDIVISION						
PHOTO						
WARD						
PRECINCT						
TRACT						
GIS ID: 035/0336/0/0000						
ASSOC PID#						
BK-VOL/PAGE						
SALE DATE						
Q/W						
W/E						
SALE PRICE						
V.C.						
Total					183,400	128,380

PREVIOUS ASSESSMENTS (HISTORY)	ASSESSED VALUE	Yr	Code	ASSESSED VALUE	Yr	Code	ASSESSED VALUE
45,710	2005	1-1	45,710	2004	1-1	24,780	
79,590	2005	1-3	79,590	2004	1-3	44,170	
3,080	2005	1-4	3,080	2004	1-4	2,520	
Total				128,380	Total: 71,470		

EXEMPTIONS	AMOUNT	CODE	DESCRIPTION	NUMBER	AMOUNT	COMM INTL
WELLS FARGO BANK NATL ASSOCIATION	1552/1013	U	12/05/2007	1	14	
GALEANO CINDY	1370/485	U	10/29/2004	02	2006	
GALEANO CINDY & DOS SOKEA	1336/973	U	05/14/2004	02	2006	
GALEANO CINDY	1336/953	U	05/14/2004	02	2006	
TORRES BEATRIZ E	1022/781	U	11/14/1996	1	1A	
MUNOZ LUIS E & TORRES BEATRIZ	1004/930	U	01/26/1996	0	1A	
Total				128,380	Total: 128,380	

OTHER ASSESSMENTS	NUMBER	AMOUNT	COMM INTL
ASSESSING NEIGHBORHOOD			
STREET-INDEX-NAME			
BRACING			
BATCH			
NOTES			
WHT	IA		

APPRaised Bldg Value (Card)	APPRaised XF (B) Value (Bldg)	APPRaised OE (L) Value (Bldg)	APPRaised Land Value (Bldg)	Total Appraised Parcel Value	Valuation Method:
113,700	4,400	65,300	0	183,400	C
Adjustment:					0
Net Total Appraised Parcel Value					183,400

PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	ISSUE DATE	% COMP	DATE COMP	COMMENTS
18373	09/24/1992	AD	Addition	10,000	11/09/1993	100	10/01/1993	12X12 + B

DATE	TYPE	IS	ID	CD	PURPOSE/RESULT
4/2/2000	MC		10		Letter Sent
3/25/2000	DA		02		Measur+2V/visit - Info Car
3/25/2000	DA		02		Measur+2V/visit - Info Car
1/5/2000	JA		01		Measur+1V/visit
1/5/2000	JA		02		Measur+2V/visit - Info Car

B Use	Use	Zone	D Frontage	Depth	Units	Unit Price	Acres	Disc	Factor	ST	Adj	Notes-Adj	Special Pricing	Adj Unit Price	Land Value
1	1010 Single Fam	MDL-01	R3	50	7,500 SF	9.68	0.90	4	1.00000	1.00	0.00			8.71	65,300

LAND LINE VALUATION SECTION	Parcel Total Land Area	0.17 AC	Total Land Value:	65,300
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**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

**MIXED USE**

Element	Cd	Ch	Description	Element	Cd	Ch	Description
Style	06		Conventional				
Model	01		Residential				
Grade	03		Average				
Stories	2		2 Stories				
Occupancy	1						
Exterior Wall 1	26		Aluminum Siding				
Exterior Wall 2	16		Stucco on Wood				
Roof Structure	03		Gable				
Roof Cover	11		Slate				
Interior Wall 1	03		Plastered				
Interior Wall 2							
Interior Flr 1	12		Hardwood				
Interior Flr 2	14		Carpet				
Heat Fuel	02		Oil				
Heat Type	03		Hot Air- no Duc				
AC Type	01		None				
Total Bedrooms	03		3 Bedrooms				
Total Bathms	2		Remodel Rating				
Total Half Baths	0		Year Remodeled				
Total Xtra Fixrs	0		Dep %				
Total Rooms	6		Functional Obshc				
Bath Style	02		External Obshc				
Kitchen Style	01		Cost Trend Factor				
			Status				
			% Complete				
			Apprais Vals				
			Overall % Cond				
			Dep % Ovr				
			Dep. Ovr Comment				
			Misc Imp Ovr				
			Misc Imp Ovr Comment				
			Cost to Cure Ovr				
			Cost to Cure Ovr Comment				

**COST/MARKET VALUATION**

Code	Description	Percentage
1010	Single Fam MDL-01	100
Adj. Base Rate:	104.87	
Section, RCN:	162,444	
Net Other Adj:	0.00	
Replace Cost	162,444	
AYB	1900	
EYB	1975	
Dep Code	A	
Remodel Rating		
Year Remodeled		
Dep %	30	
Functional Obshc	0	
External Obshc	0	
Cost Trend Factor	1	
Status	1	
% Complete	70	
Apprais Vals	113,700	
Dep % Ovr	0	
Dep. Ovr Comment		
Misc Imp Ovr	0	
Misc Imp Ovr Comment		
Cost to Cure Ovr	0	
Cost to Cure Ovr Comment		

**OB-OUTBUILDING & YARD ITEMS(Q) / XI-BUILDING EXTRA FEATURES(Q)**

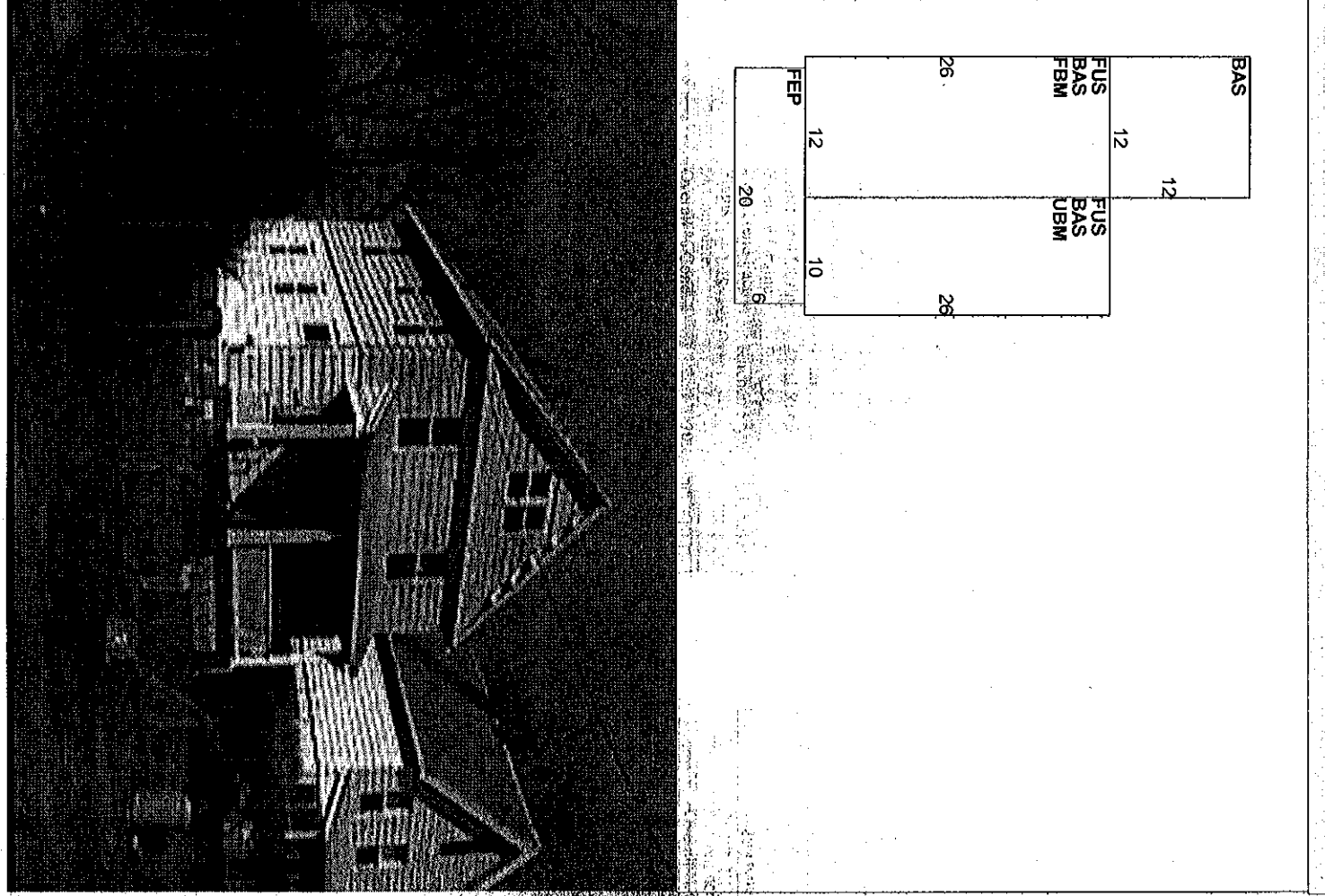
Code	Description	Sub	Sub Descrip	L/B Units	Unit Price	Gr	Dr	Rt	Chd	%Chd	Apr Value
FGRI	GARAGE-AVE	L		400	22.00	2000	0		50		4,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undep. Value
BAS	First Floor	716	716	716	104.87	75,087
FEBM	Basement, Finished	0	312	125	42.02	13,109
FEP	Porch, Enclosed	0	120	84	73.41	8,809
FUS	Upper Story, Finished	572	572	572	104.87	59,986
UBM	Basement, Unfinished	0	260	52	20.97	5,453

Ttl. Gross Liv./Lease Area:

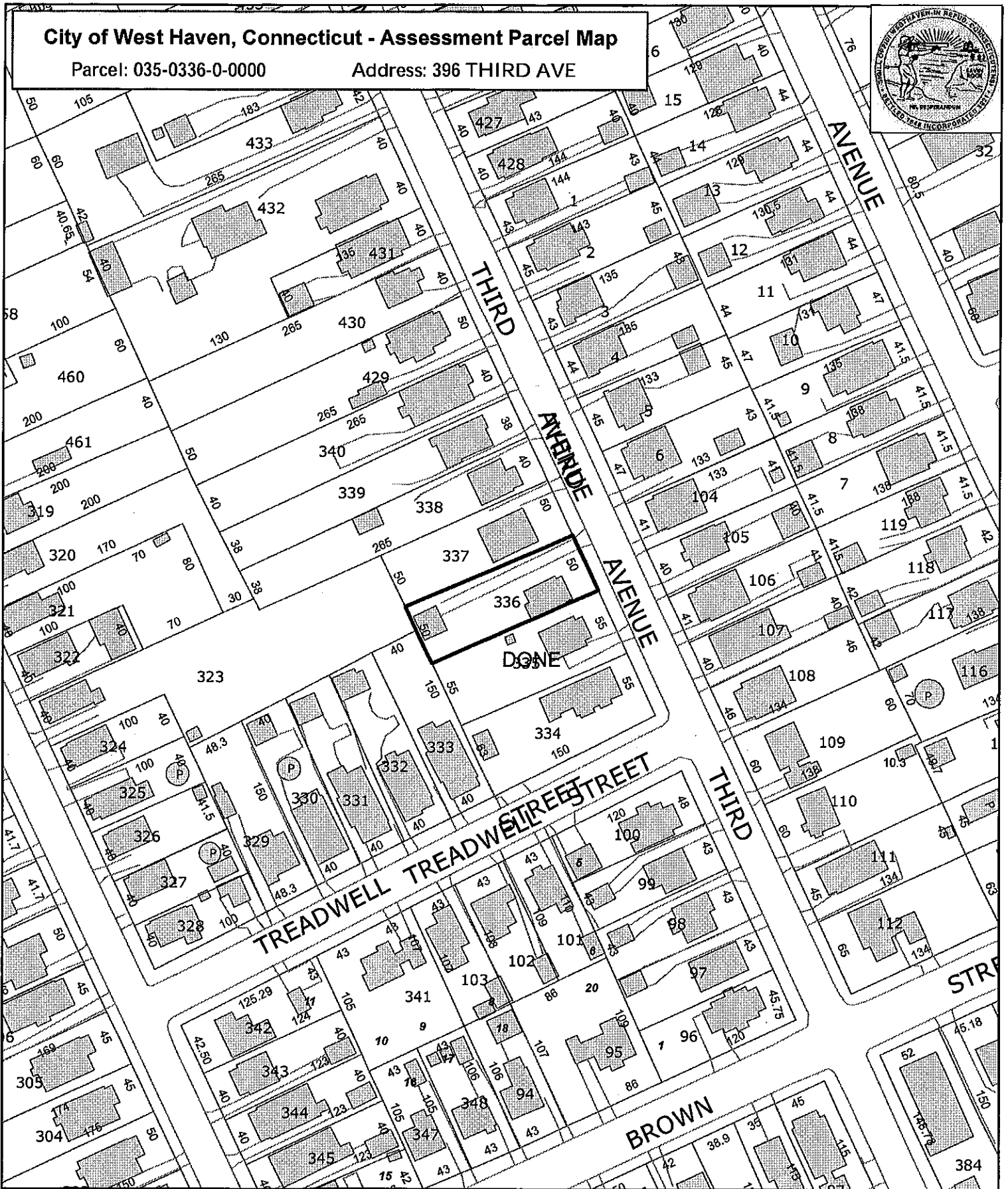
1,288	1,980	1,549	162,444
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# City of West Haven, Connecticut - Assessment Parcel Map

Parcel: 035-0336-0-0000

Address: 396 THIRD AVE



Approximate Scale: 1 inch equals 100 feet

0 60 120 Feet



Map Produced:  
August 2008

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The City of West Haven and its mapping contractors assume no legal responsibility for the information contained herein.