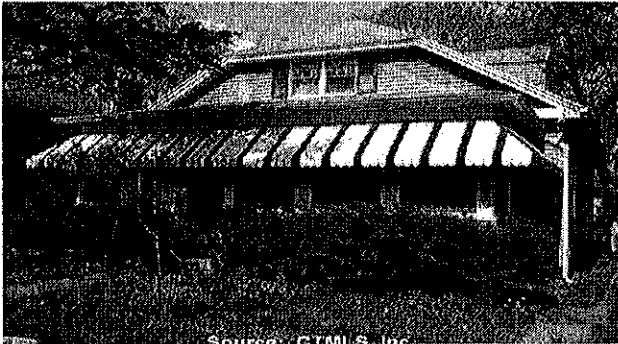


Carolyn Augur
 203-877-0618
RealtorCarolyn@aol.com
www.CarolynAugur.com
 Fax: 203-874-5621

RE/MAX Right Choice



Source: CTMLS, Inc.

West Haven, CT
MLS Number: B983457
Address: 77 FOREST RD
Zip Code: 06516
List Price: \$110,400
Status: Current (ACT)
Category: Residential

Remarks: 3 BR house offered AS IS. Vacant-needs cosmetics. Nice private backyard. Access property from Lee St directly behind property. 2 garages on Lee St. 3 BR house offered AS IS. Vacant-needs cosmetics. Nice private backyard. Access property from Lee St directly behind property. 2 garages on Lee St.

Directions: Rt 34 to Forest Rd, acces from Lee St behind

Summary Information

Color:	Green	Baths:	1
Style:	NBRHD, CAPE	Seasonal:	N
Number of Levels:	2	Garage Cap.:	1
Year Built:	1925	Acres:	0.17 acres
Total Fin. SqFt:	1,443 Sqft	Assessed Value:	\$121,100
SqFt Source:	TOWN	High Sch:	Westhav
Rooms:	7	Elementary Sch:	Forest
Bdrms:	3	UFFI:	UNKNW

Features

Flooring:	CARP, LINO, WOOD	Basement:	FULL
Energy Features:	FSTRM, FSCRN	Basement Info:	UFIN
Cable Avail:	Y	Exterior Siding:	ALUM
Cooling:	INDV	Garage:	DETCH
Heat System:	WAIR, NONE	Driveway:	ASPH
Heat Fuel:	ABVGR, OIL	Pool:	N
Hot Water Source:	GAS	Property Type:	RES
Sewer:	PUBCT	Laundry:	FIRST
Water Source:	PUBCT	Possession Terms:	IMMED
Water/Sewer Lien:	NEITHER	Asbestos Information:	UNKNW
Attic:	FINISH	Lead Information:	UNKNW
		Radon Information:	UNKNW

6/20/05 39,312.00
 12/11/07 *39,312.00 Assignment of Mortgage
 5/13/08 Forcluser

Room Details

Master BR Desc.: FIRST
Master BR Size: 11X12
BedRoom 2 Desc.: UPPER
BedRoom 2 Size: 17X14
BedRoom 3 Desc.: UPPER

BedRoom 3 Size: 11X10
Dining Room Size: 13X13
Living Room Desc.: LR-DR
Living Room Size: 13X14
Kitchen Desc.: EATIN
Kitchen Size: 14X12



The data relating to the real estate for sale on this web site comes in part from the Broker Exchange Program of one or more of the following: REALTORS Multiple Listing and Information Service, Inc., RealNet MLS, Middlesex Shoreline Multiple Listing Service, Inc., Litchfield County Board of REALTORS(r), Inc. or Greater New Haven Association of Realtors. Real estate listings are marked with the Broker Exchange logo and detailed information about them includes the name of the listing firms. Listing information has been assembled from various sources of varying degrees of reliability. Any information critical to a buying decision should be independently verified. Last updated: 10-05-2008 Listing information courtesy of: RAVE71..

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Ch	Description	Element	Cd	Ch	Description
Style	06		Conventional				
Model	01		Residential				
Grade	03		Average				
Stories	1		1 Story				
Occupancy	1						
Exterior Wall 1	26		Aluminum Siding				
Exterior Wall 2							
Roof Structure	03		Gable				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	03		Plastered				
Interior Wall 2	04		Plywood Panel				
Interior Flr 1	12		Hardwood				
Interior Flr 2	14		Carpet				
Heat Fuel	02		Oil				
Heat Type	04		Forced Air-Duc				
AC Type	01		None				
Total Bedrooms	03		3 Bedrooms				
Total Bathms	1						
Total Half Baths	0						
Total Xtra Fixrs	0						
Total Rooms	7		7 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Average				

OB-OUE/BUILDING & YARD ITEMS(D) / XE-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Description	U/B	Units	Unit Price	Yr	Gate	Dr	Rt	Cnd	%Cnd	Apr	Value
FGRI	GARAGE AVH			L	352	22.00	2000					70		5,400

BUILDING-SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprc. Value
BAS	First Floor	962	962	962	93.90	90,332
EAF	Attic, Expansion, Finished	481	962	481	46.95	45,166
FEP	Porch, Enclosed	0	176	123	65.62	11,550
UBM	Basement, Unfinished	0	962	192	18.74	18,029
UOP	Porch, Open, Unfinished	0	20	3	14.09	282

Ttl. Gross Liv./Lease Area:

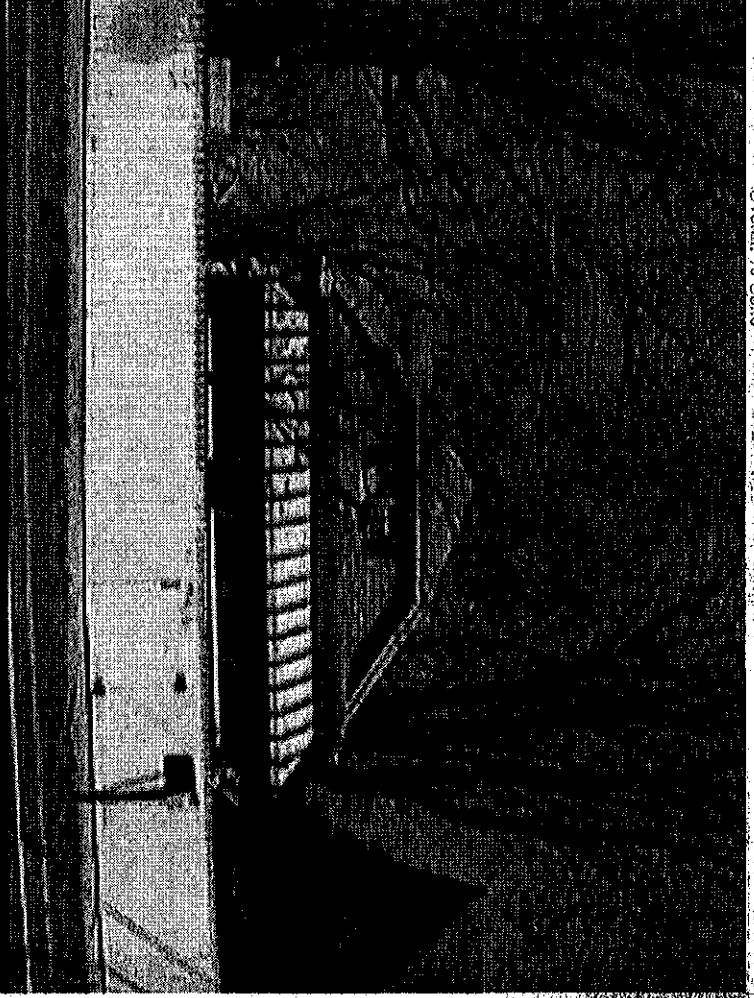
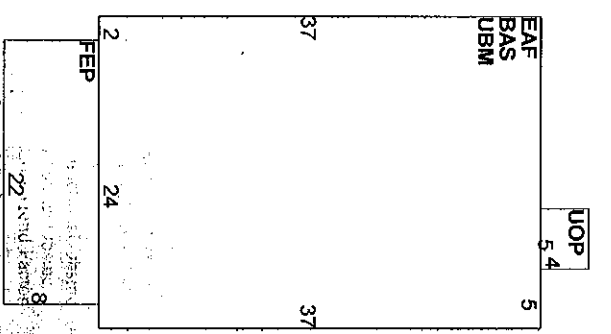
1,443 3,082 1,761 165,358

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

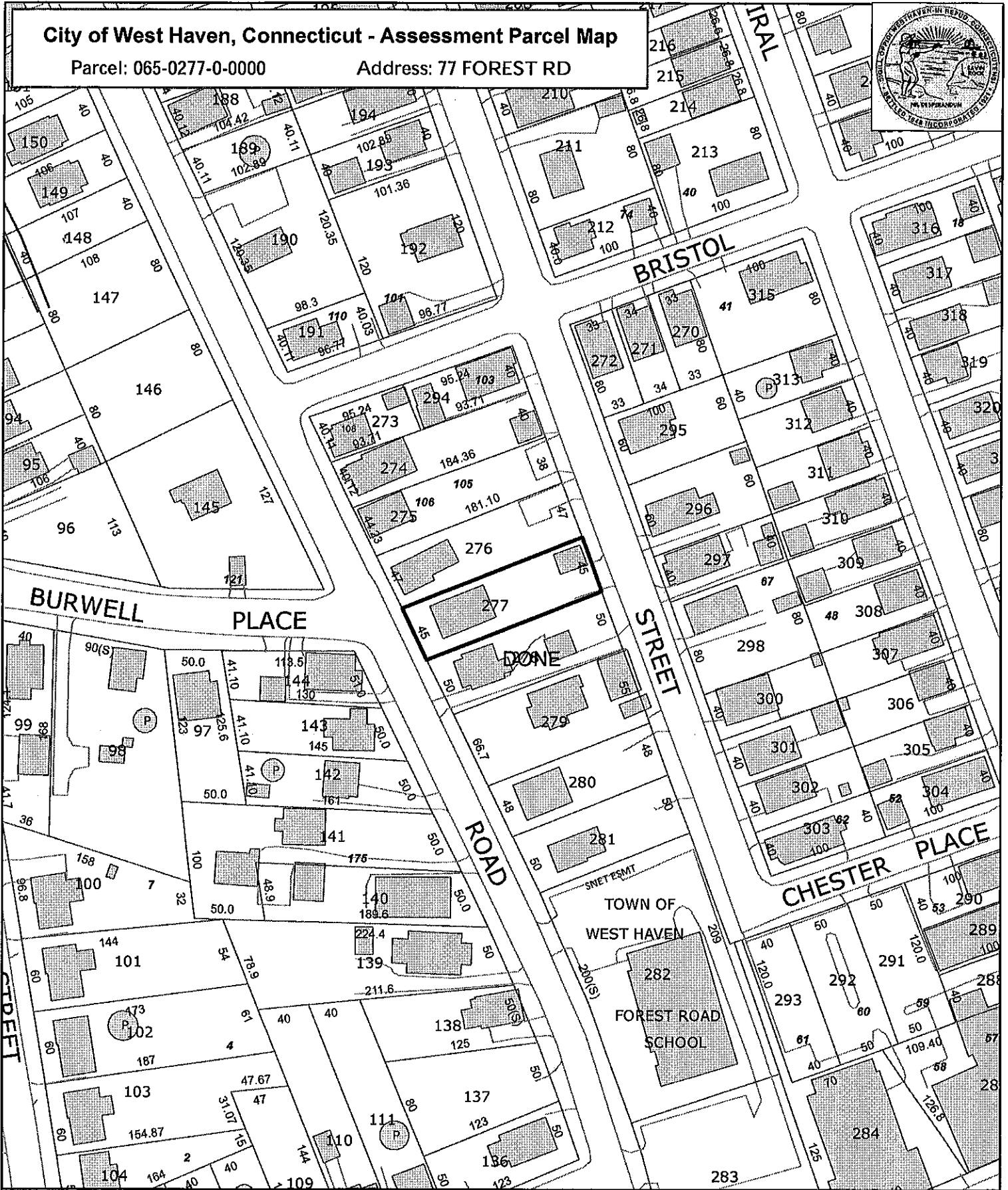
Adj. Base Rate:	93.90
Section, RCN:	165,358
Net Other Adj:	0.00
Replace Cost:	165,358
AYB	1925
EYB	1975
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	30
Functional Obsolesc	0
External Obsolesc	0
Cost Trend Factor	1.00
Status	AP
% Complete	3
Overall % Cond	62
Adaptivs Val	102,500
Dep % (OY)	0
Dep Ovr Comment	
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



City of West Haven, Connecticut - Assessment Parcel Map

Parcel: 065-0277-0-0000

Address: 77 FOREST RD



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.