

Administrative Information	
Owner name:	FERGUSON LAND & DEVELOPMENT LLC
Second name:	
Address:	PO BOX 430
City/state:	PLAINVILLE CT Zip: 06062

Building Valuation Summary

		Area	
Dwelling	Frame 1 1/2 story w/bsmt	1,092	246,120
Basement	Full		
Heating	Yes A/C No		
Plumbing	2 F/B 1 H/B Add'l fix. Wh/p Saunas		8,500
Attic	None Attic size:		
Additions			125,435
Other Features	Mason Trim WB Stks		13,993
Sub-Total			394,048
Grade	B+ Factor 1.3500		531,965
CDU	C&D Factor 1.00		531,965
Depreciation	75 %		132,991
Computed cost value @ 70%			93,094

Location Information						
Map: 035	Clerk map:					
Lot: 2090585	Neigh.:	Zone: RU2A	Vol: 779 Page: 921			
Assessments		Exemptions		Last sale		
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 07-Oct-2022	
Resident Land	2.00	525,000			Sale price: 949,000	
Resident Dwelling	1.00	93,090			Sale valid: 7	
				Values		
Resident Excess	2.50	13,110			Mkt value :	
				Cost value: 901,714		
Summary			Utilities		Sales ratios	
Total assessments	631,200		Water	Well	Cost/sale :	.9502
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	631,200		Gas	None	Assmt/sale:	.6651

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	224	25,644
P Porches, Patios, Decks	FEFF Frame enclosed first	224	21,361
L Living Area	FRFF Frame first floor	283	32,398
P Porches, Patios, Decks	BPAT Brick/flagstone pati	634	14,458
P Porches, Patios, Decks	FOFF Frame open first flo	53	3,229
L Living Area	FRFF Frame first floor	16	1,832
G Garages	FR Attached frame LE 65	610	26,513
Total additions			125,435

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	750,000	750,000		750,000	525,000
Primary Site		87,120					
RES	12	2.497	7,500	18,728		18,728	13,110
Residual		108,769					
4.497 acres				Total land value		768,728	538,110

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8 Garage cars 2
Interior Walls	02	Drywall	Bedrooms	3 Unfinished area
Floors	01	Hardwood	Family Rooms	1 Dormer linear f
Heating System	01	Hot Water	Full Baths	2 Masonry trim sf 280
Fuel	01	Oil	Half Baths	1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	Rec Room Size
Grade	43	B+	Whirlpools	Living area 2,161
Garage	22	Attached 2 car	Saunas	# Living Units
Area Over Gar.	02	Fully Unfinished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	01	Very Poor		
Exterior Cond	01	Very Poor	Actual Year Built: 1968	

