

Property at 00045 VERVILLE ROAD

Prop ID 4430045

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Administrative Information

Owner name: RED HOUSE HOMES LLC
 Second name:
 Address: 8 BIRCH VIEW ROAD
 City/state: ELLINGTON CT Zip: 06029

Location Information

Map: 010 Clerk map:
 Lot: 4430045 Neigh.: Zone: R15/30 Vol: 794 Page: 99

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 03-Apr-2023
Resident Land	.34	87,500			Sale price: 251,000
Resident Dwelling	1.00	107,010			Sale valid:
Resident Outbldg	1.00	2,030			

Values

Resident Excess	1.47	7,720	Mkt value :	
			Cost value:	291,800

Summary

Total assessments	204,260	Water Well	Cost/sale :	1.1625
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	204,260	Gas None	Assmt/sale:	.8138

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.340	125,000	125,000		125,000	87,500
Primary Site		14,810					
RES	12	1.470	7,500	11,025		11,025	7,718
Residual		64,033					

1.810 acres

Total land value

136,025

95,218

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 5
Interior Walls	02	Drywall	Garage cars
Floors	01	Hardwood	Bedrooms 2
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms
Attic	99	None	Dormer linear f
Grade	30	C	Full Baths 1
Garage	99	None	Masonry trim sf
Area Over Gar.	99	None	Half Baths
Basement	04	Full with walk-o	Finish bsmt sz
Bsmt Fin Qual	02	Rec Room w/o air	Rec Room Size 240
Air Condition	99	None	Living area 1,248
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	# Living Units

Actual Year Built: 1966

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	183,360
Basement	Full with walk		1,040	
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				39,790
Other Features	WB Stks	RR		12,035
Sub-Total				235,185
Grade	C	Factor 1.0000		235,185
CDU		C&D Factor 1.00		235,185
Depreciation		35 %		152,870
		Computed cost value @ 70%		107,009

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	144	8,773
P Porches, Patios, Decks	DECK Wood deck	272	7,205
L Living Area	FRFF Frame first floor	208	23,812

Total additions 39,790

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	1995	C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030				Value at 100%		2,900

