

Property at 00016 BLANCHARD ROAD

Prop ID 1350016

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Administrative Information

Owner name: VOSE JAMES C
 Second name:
 Address: P O BOX 456
 City/state: WATERBURY VT Zip: 05676

Location Information

Map: 010 Clerk map:
 Lot: 1350016 Neigh.: Zone: R15 Vol: 42 Page: 459

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.69	87,500			Sale date: 10-May-1962
Resident Outbldg	2.00	12,250			Sale price: 16,500
Resident Dwelling	1.00	109,300			Sale valid:

Values

Resident Excess	5.36	28,140	Mkt value :	
			Cost value:	338,843

Summary

Summary		Utilities		Sales ratios	
Total assessments	237,190	Water	Connecticut	Cost/sale :	20.5359
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	237,190	Gas	None	Assmt/sale:	14.3752

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	125,000	125,000		125,000	87,500
Primary Site		30,056					
RES	12	5.360	7,500	40,200		40,200	28,140
Residual		233,482					

6.050 acres Total land value 165,200 115,640

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	1,460
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	03	Partial > half	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1890	

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	730	211,560
Basement	Partial > half		-2,260
Heating	Yes A/C No		
Plumbing	1 F/B 1 H/B Add'l fix. Wh/p		3,500
Attic	None Attic size:		
Additions			9,627
Other Features			

Sub-Total		222,427
Grade	C+	Factor 1.0800
CDU		C&D Factor 1.00
Depreciation		35 %
	Computed cost value @ 70%	109,301

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	20	1,219
P Porches, Patios, Decks	FOFF Frame open first flo	138	8,408

Total additions 9,627

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	19	32	608	55.95		D	26,534	50	13,300
Block Detach Garage									
RS1 Frame	18	20	360	30.00		D	8,424	50	4,200
Utility Shed									

Value at 70% 12,250

Value at 100% 17,500

