

Property at 00009 BOLLESWOOD

Prop ID 1370009

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Administrative Information

Owner name: DELAHANTY KAREN
 Second name: C/O BRENT MARTIN STRATTON
 Address: 32 FLYNN LANE
 City/state: MIDDLETOWN CT Zip: 06457

Location Information

Map: 006 Clerk map:
 Lot: 1370009 Neigh.: Zone: R40 Vol: 202 Page: 686

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 15-Jan-1988
Resident Land	.92	87,500				Sale price: 250,000
Resident Dwelling	1.00	166,790				Sale valid:
					Values	
Resident Excess	1.06	5,570			Mkt value :	
					Cost value:	371,229
Summary			Utilities		Sales ratios	
Total assessments		259,860	Water	Well	Cost/sale :	1.4849
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		259,860	Gas	None	Assmt/sale:	1.0394

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	125,000	125,000			125,000	87,500
Primary Site		40,075						
RES	12	1.060	7,500	7,950			7,950	5,565
Residual		46,174						
1.980 acres				Total land value			132,950	93,065

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1987	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,824	286,530
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					41,148
Other Features		WB Stks			6,750
Sub-Total					339,428
Grade	C+	Factor 1.0800			366,582
CDU		C&D Factor 1.00			366,582
Depreciation		35 %			238,278
Computed cost value @ 70%					166,795

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	196	5,192
G Garages	FRL Attached frame GT 65	672	30,107
P Porches, Patios, Decks	FOFF Frame open first flo	96	5,849

Total additions 41,148

