

Property at 00385 COUNTRY CLUB ROAD

Prop ID 1940385

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Administrative Information

Owner name: BOURBEAU DIANNE
Second name:
Address: 123 NOTCH ROAD
City/state: GRANBY CT Zip: 06035

Location Information

Map: 018 Clerk map:
Lot: 1940385 Neigh.: Zone: R40 Vol: 417 Page: 910

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Jul-2000
Resident Land	.92	94,500				Sale price: 85,000
Resident Dwelling	1.00	129,230				Sale valid:
					Values	
Resident Excess	1.08	5,670				Mkt value : Cost value: 327,714
Summary			Utilities		Sales ratios	
Total assessments		229,400	Water	Well	Cost/sale :	3.8555
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		229,400	Gas	None	Assmt/sale:	2.6988

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site		40,075						
RES	12	1.080	7,500	8,100			8,100	5,670
Residual		47,045						
2.000 acres				Total land value			143,100	100,170

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
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	2
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	33	C+	Whirlpools	1,396
Garage	21	Attached 1 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	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1950	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,268	213,360
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				35,370
Other Features		WB Stks		9,250
Sub-Total				262,980
Grade	C+	Factor 1.0800		284,018
CDU		C&D Factor 1.00		284,018
Depreciation		35 %		184,612
Computed cost value @ 70%				129,228

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	276	13,482
L Living Area	FRFF Frame first floor	128	14,654
L Living Area	BSMT Basement addition	128	2,359
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
P Porches, Patios, Decks	FOFF Frame open first flo	20	1,219
Total additions			35,370

