

Property at 00552 COUNTRY CLUB ROAD

Prop ID 1940552

Printed 06-Feb-2024 9:26 AM Design and Layout (C) Right/Angles

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,958	304,160
Basement	Full with walk			
Heating	Yes	A/C Yes		8,680
Plumbing	3 F/B	1 H/B 1 Add'l fix.	Wh/p	14,000
Attic	None	Attic size:		
Additions				85,565
Other Features	WB Stks			16,000
Sub-Total				428,405
Grade	B-	Factor 1.1700		501,234
CDU		C&D Factor 1.00		501,234
Depreciation		35 %		325,802
Computed cost value @ 70%				228,061

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	373	9,881
L Living Area	FRFF Frame first floor	72	8,243
L Living Area	AIR Air conditioning	72	219
L Living Area	FRFF Frame first floor	572	65,483
L Living Area	AIR Air conditioning	572	1,739

Total additions 85,565

Administrative Information

DFAX	Owner name: THE ARC OF THE FARMINGTON
	Second name: VALLEY INC
	Address: 225 COMMERCE DRIVE
	City/state: CANTON CT Zip: 06019

Location Information

Map: 018 Clerk map:
 Lot: 1940552 Neigh.: Zone: R40 Vol: 754 Page: 839

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Feb-2021
Resident Land	.92	94,500				Sale price: 470,808
Resident Dwelling	1.00	228,060				Sale valid:
					Values	
Resident Excess	.49	2,570				Mkt value :
					Cost value: 464,471	
Summary			Utilities		Sales ratios	
Total assessments	325,130		Water	Connecticut	Cost/sale :	.9865
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	325,130		Gas	None	Assmt/sale:	.6906

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	.490	7,500	3,675			3,675	2,573
Residual	21,344							
1.410 acres				Total land value			138,675	97,073

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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1968	

