

Property at 00170 CRAIGEMORE CIRCLE

Prop ID 1960170

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Administrative Information

Owner name: GUSTAFSON RUSSELL E JR EST OF
 Second name: C/O DAVID J GUSTAFSON
 Address: 114 GARFIELD ROAD
 City/state: WEST HARTFORD CT Zip: 06107

Location Information

Map: 005 Clerk map:
 Lot: 1960170 Neigh.: Zone: R30 Vol: 046 Page: 0120

Assessments

Assmt category	Qty	Amount
Resident Land	.83	94,500
Resident Dwelling	1.00	165,980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Jul-1963
 Sale price: 26,800
 Sale valid:

Values

Mkt value :
 Cost value: 372,114

Summary

Total assessments	260,480
Total exemptions	
Net assessment	260,480

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 13.8849
 Mkt/sale :
 Assmt/sale: 9.7194

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.830	135,000	135,000			135,000	94,500
Primary Site		36,155						

.830 acres Total land value 135,000 94,500

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	210,590
Basement	Full		725	
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p	Saunas 8,500
Attic	None	Attic size:		
Additions				96,286
Other Features	Mason Trim WB Stks	RR		22,402

Sub-Total		337,778
Grade	C+	Factor 1.0800 364,800
CDU	C&D Factor 1.00	364,800
Depreciation	35 %	237,120
	Computed cost value @ 70%	165,984

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	29	2,656
P Porches, Patios, Decks	FOFF Frame open first flo	88	5,361
P Porches, Patios, Decks	FEFF Frame enclosed first	288	27,464
L Living Area	FRFF Frame first floor	295	33,772
L Living Area	BSMT Basement addition	295	5,436
G Garages	FR Attached frame LE 65	484	21,597

Total additions 96,286

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	02	Rec Room w/o air		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1963

