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Building Valuation Summary

Owner name: GORDON FAMILY LTD PRTSHP
Second name: C/O R GORDON INTERESTS
Address: 1 OLD MOUNTAIN ROAD
City/state: FARMINGTON CT Zip: 06032

-Location Information-

Map: 021 Clerk map:
Lot: 2090049 Neigh.: Zone: RU2A Vol: 234 Page: 594

Assessments			Exemptions			Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date:	
Resident Land	2.00	175,000				Sale price:	
Resident Outbldg	2.00	34,790				Sale valid:	
Resident Dwelling	1.00	160,840					
						Values	
						Mkt value :	
						Cost value:	529,471
Summary			Utilities			Sales ratios	
Total assessments		370,630	Water	Well		Cost/sale :	
Total exemptions			Sewer	Septic		Mkt/sale :	
Net assessment		370,630	Gas	None		Assmt/sale:	

Land Information

[illegible]

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	03	Field Stone			
Interior Walls	01	Plaster	Total Rooms	7	Garage cars
Floors	07	Hardwood/Carpet	Bedrooms	3	Unfinished area
Heating System	01	Hot Water	Family Rooms	1	Dormer linear f
Fuel	01	Oil	Full Baths	2	Masonry trim sf
Attic	99	None	Half Baths		Finish bsmt sz
Grade	40	B	Addn'l fixtures		Rec Room Size
Garage	99	None	Whirlpools		Living area
Area Over Gar.	99	None	Saunas		# Living Units
Basement	01	Full	M/F stacks		
Bsmt Fin Qual	99	None	W/B stacks	1	
Air Condition	99	None	W/B openings	1	
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 1900		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full				544	175,240
Heating	Yes	A/C	No			
Plumbing	2 F/B	H/B	Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:				
Additions						93,569
Other Features		WB Stks				6,750
Sub-Total						280,559
Grade	B	Factor 1.2600				353,504
CDU		C&D Factor 1.00				353,504
Depreciation		35 %				229,778
					Computed cost value @ 70%	160,845

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	98	5,971
L Living Area	BSMT Basement addition	320	5,897
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	FRFF Frame first floor	288	32,971
P Porches, Patios, Decks	FEFF Frame enclosed first	49	4,673
P Porches, Patios, Decks	F0FF Frame open first flo	32	1,950
P Porches, Patios, Decks	BPAT Brick/flagstone pati	240	5,473
Total additions			93,569

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	48	1,152	55.95		C	64,454	50	32,200
Block Detach Garage									
TC1 Asphalt			1	35,00		C	35,000	50	17,500
Tennis court									
Value at 70%		34,790					Value at 100%		49,700

