

Property at 00014 EDDY STREET

Prop ID 2170014

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Administrative Information

Owner name: BADNER BRUCE M
 Second name:
 Address: 26 THOMAS STREET
 City/state: WEST HARTFORD CT Zip: 06119

Location Information

Map: 008 Clerk map:
 Lot: 2170014 Neigh.: Zone: R15 Vol: 729 Page: 995

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	144,090
Resident Outbldg	2.00	20,090

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-Sep-2002
 Sale price: 249,000
 Sale valid:

Values

Mkt value :
 Cost value: 362,614

Summary

Total assessments	253,830
Total exemptions	
Net assessment	253,830

Utilities

	Connecticut
Water	
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.4563
 Mkt/sale :
 Assmt/sale: 1.0194

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	125,000	125,000			125,000	87,500
Primary Site		14,810						
RES	12	.410	7,500	3,075			3,075	2,153
Residual		17,860						

.750 acres

Total land value

128,075

89,653

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	15	Multi-family		
Exterior Walls	05	Stucco		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	05	Electric B/B	Full Baths	2
Fuel	03	Electric	Half Baths	
Attic	99	None	Addn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	32	Detached 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	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1926	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,172	297,880
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					6,548
Other Features		WB Stks			6,750

Sub-Total					316,678
Grade	C	Factor 1.0000			316,678
CDU		C&D Factor 1.00			316,678
Depreciation		35 %			205,841
		Computed cost value @ 70%			144,089

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
P Porches, Patios, Decks	DECK Wood deck	96	2,543
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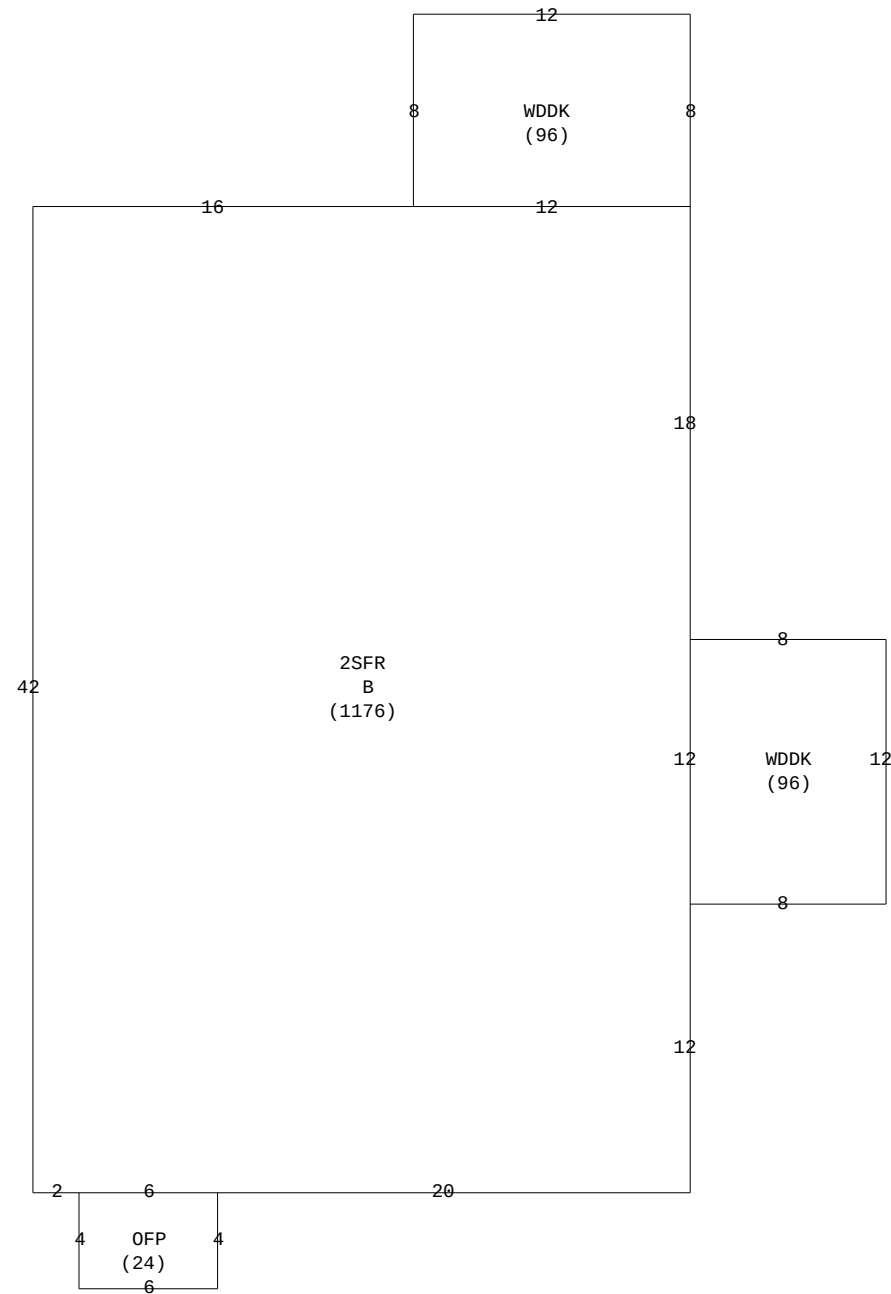
Total additions 6,548

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	30	30	900	55.95		C	50,355	50	25,200
Block Detach Garage									
RS1 Frame	10	30	300	30.00		D	7,020	50	3,500
Utility Shed									

Value at 70% 20,090

Value at 100% 28,700



QC AIMEE ALLEN TO BRUCE BADNER V729 P995 6-28-19