

Property at 00031 ENFORD STREET

Prop ID 2200031

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Administrative Information

Owner name: TWENTY FIVE ENFORD LLC
 Second name:
 Address: 13 WEATHERLY ROAD
 City/state: SIMSBURY CT Zip: 06070

Location Information

Map: 008 Clerk map:
 Lot: 2200031 Neigh.: Zone: R15 Vol: 736 Page: 195

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Aug-2005
Resident Land	.34	87,500				Sale price: 165,000
Resident Dwelling	1.00	78,380				Sale valid:
Resident Outbldg	1.00	10,360				Values
Resident Excess	.09	470				Mkt value :
						Cost value: 252,443
Summary			Utilities		Sales ratios	
Total assessments		176,710	Water	Connecticut	Cost/sale :	1.5300
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		176,710	Gas	None	Assmt/sale:	1.0710

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	.090	7,500	675			675	473
Residual		3,920						
		.430 acres	Total land value				125,675	87,973

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	01	Poured Concrete	Total Rooms	4
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	03	Steam	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	30	C	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1910	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	440	154,930
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					13,831
Other Features					
Sub-Total					172,261
Grade	C	Factor 1.0000			172,261
CDU		C&D Factor 1.00			172,261
Depreciation		35 %			111,970
		Computed cost value @ 70%			78,379

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	FRFF Frame first floor	66	7,556
P Porches, Patios, Decks	FOFF Frame open first flo	55	3,351
Total additions			13,831

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	34	680	55.95	1900	D	29,676	50	14,800
Block Detach Garage									
Value at 70%			10,360				Value at 100%		14,800

