

Property at 00003 HURDLE FENCE DRIVE

Prop ID 2850003

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Administrative Information

Owner name: BROWN ERIC C TRUSTEE
Second name:
Address: 20 THRONEBROOK DRIVE
City/state: WEST GRANBY CT Zip: 06090

Location Information

Map: 018 Clerk map:
Lot: 2850003 Neigh.: Zone: R40 Vol: 801 Page: 1172

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	201,440

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 03-Sep-1985
Sale price: 215,000
Sale valid:

Values

Mkt value :
Cost value: 437,771

Summary

Total assessments	306,440
Total exemptions	
Net assessment	306,440

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.0361
Mkt/sale :
Assmt/sale: 1.4253

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site		40,075					

.920 acres

Total land value

150,000

105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	35
Grade	40	B	Full Baths	3
Garage	22	Attached 2 car	Half Baths	
Area Over Gar.	99	None	Masonry trim sf	176
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	
Air Condition	99	None	Rec Room Size	
Interior Cond	05	Good	Whirlpools	Living area 1,758
Exterior Cond	05	Good	Saunas	# Living Units
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	215,130
Basement	Full		910	
Heating	Yes	A/C No		
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	10,000
Attic	None	Attic size:		
Additions				107,258
Other Features	Mason Trim WB Stks			18,981

Sub-Total			351,369
Grade	B	Factor 1.2600	442,725
CDU		C&D Factor 1.00	442,725
Depreciation		35 %	287,771
		Computed cost value @ 70%	201,440

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	FATT Full finished attic	168	6,068
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
P Porches, Patios, Decks	FOFF Frame open first flo	271	16,511
L Living Area	FRFF Frame first floor	225	25,758
L Living Area	BSMT Basement addition	225	4,146
P Porches, Patios, Decks	BPAT Brick/flagstone pati	408	9,304

Total additions 107,258

