

Property at 00062 JUNIPER DRIVE

Prop ID 2930062

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BEAX	Administrative Information		
	Owner name:	ARC OF THE FARMINGTON	
	Second name:	VALLEY INC	
	Address:	225 COMMERCE DRIVE	
	City/state:	CANTON CT	Zip: 06019

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	864	207,290
Basement	Full				
Heating	Yes	A/C Yes			5,980
Plumbing	4 F/B	H/B Add'l fix.	Wh/p	Saunas	15,000
Attic	None	Attic size:			
Additions					319,224
Other Features		WB Stks			9,250
Sub-Total					556,744
Grade	C+	Factor 1.0800			601,284
CDU		C&D Factor 1.00			601,284
Depreciation		30 %			420,899
Computed cost value @ 70%					294,629

		Location Information					
Map: 012		Clerk map:					
Lot: 2930062		Neigh.:		Zone: R40		Vol: 613 Page: 1126	
Assessments			Exemptions			Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Oct-2010	
Resident Land	.92	94,500				Sale price:	
Resident Dwelling	1.00	294,630				Sale valid:	
						Values	
Resident Excess		.03	160			Mkt value :	
						Cost value: 556,129	
Summary			Utilities			Sales ratios	
Total assessments		389,290	Water	Connecticut	Cost/sale :		
Total exemptions			Sewer	Public sewer	Mkt/sale :		
Net assessment		389,290	Gas	None	Assmt/sale:		

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site	40,075						
RES	12	.030	7,500	225		225	158
Residual	1,307						
				.950 acres	Total land value	135,225	94,658

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Bedrooms	6
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	4
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1974	

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	528	60,446
L Living Area	AIR Air conditioning	528	1,605
L Living Area	BSMT Basement addition	990	18,244
L Living Area	FRFF Frame first floor	990	113,336
L Living Area	AIR Air conditioning	990	3,010
L Living Area	FRFF Frame first floor	810	92,730
L Living Area	AIR Air conditioning	810	2,462
P Porches, Patios, Decks	DECK Wood deck	1,034	27,391
Total additions			319,224

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

