

Property at 00015 MONTEVIDEO ROAD

Prop ID 3180015

Printed 06-Feb-2024 5:19 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ZACHERY CLARENCE E SR
 Second name:
 Address: 302 BECKENHAM LANE
 City/state: WINDSOR CT Zip: 06095

Location Information

Map: 015 Clerk map:
 Lot: 3180015 Neigh.: Zone: RU2A Vol: 629 Page: 185

Assessments			Exemptions		Last sale		
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date:	19-Sep-2011
Resident Land	2.00	262,500				Sale price:	465,000
Resident Dwelling	1.00	351,580				Sale valid:	14
Resident Outbldg	1.00	6,300				Values	
						Mkt value :	
Resident Excess	.81	1,060				Cost value:	887,771
Summary			Utilities		Sales ratios		
Total assessments		621,440	Water	Well		Cost/sale :	1.9092
Total exemptions			Sewer	Septic		Mkt/sale :	
Net assessment		621,440	Gas	None		Assmt/sale:	1.3364

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	500,000	500,000		.25	375,000	262,500
Primary Site		87,120						
RES	12	.810	7,500	6,075		.75	1,519	1,063
Residual		35,284						
2.810 acres				Total land value			376,519	263,563

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	5
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	4
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	2
Basement	02	Partial < half	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	3
Air Condition	99	None	Rec Room Size	400
Interior Cond	05	Good	Living area	4,607
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1955	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	2,066
Basement	Partial < half		-2,770
Heating	Yes	A/C No	
Plumbing	4 F/B	2 H/B	3 Add'l fix.
Attic	None	Wh/p	Saunas
		Attic size:	23,500
Additions			258,594
Other Features	WB Stks	RR	15,558
Sub-Total			613,252
Grade	B	Factor 1.2600	772,698
CDU		C&D Factor 1.00	772,698
Depreciation		35 %	502,254
Computed cost value @ 70%			351,578

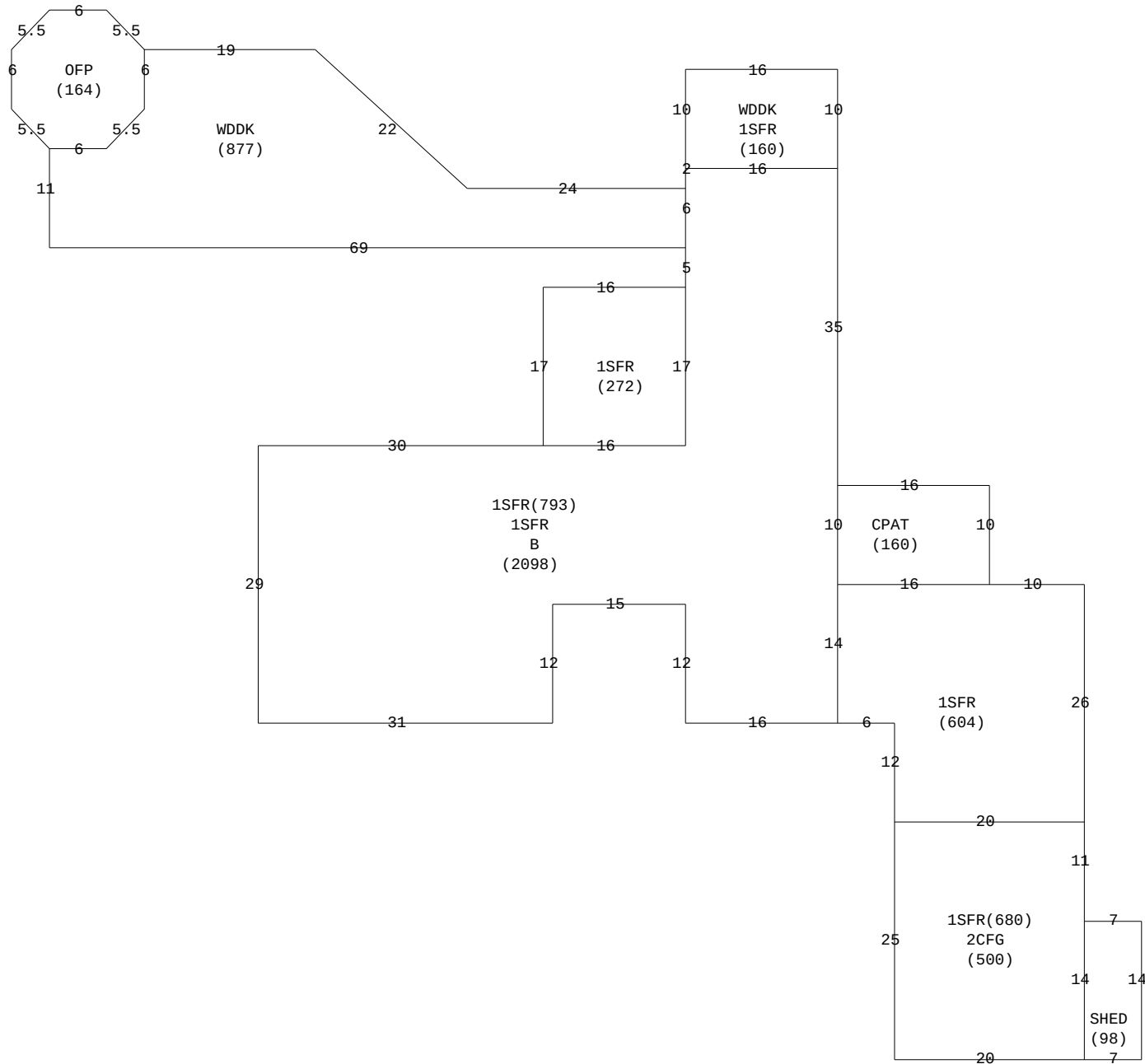
Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	164	9,992
P Porches, Patios, Decks	DECK Wood deck	877	23,232
L Living Area	FRFF Frame first floor	272	31,139
P Porches, Patios, Decks	CPAT Concrete patio	160	1,364
L Living Area	FRFF Frame first floor	604	69,147
G Garages	FR Attached frame LE 65	500	22,222
P Porches, Patios, Decks	UTIL Utility building	98	2,799
G Garages	FRL Attached frame GT 65	680	30,465
L Living Area	AIR Air conditioning	604	1,836
L Living Area	FRUF Frame upper full	793	66,398
Total additions			258,594

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	20	30	600	30.00	2020	C	18,000	50	9,000
Utility Shed									
Value at 70%			6,300	Value at 100%			9,000		

Scale: 1" = 17.04 feet



.56 ACS. CONVEYED FROM 7 MONTEVIDEO \$11,000 736/1203 1-30-20 T/C 20/03