

Property at 00004 MOUNTAIN LEDGE ROAD

Prop ID 3240004

Printed 06-Feb-2024 5:36 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MINSTER DAVID A
 Second name:
 Address: 8 ELIZABETH ROAD
 City/state: CANTON CT Zip: 06019

Location Information

Map: 037 Clerk map:
 Lot: 3240004 Neigh.: SL Zone: R15 Vol: 756 Page: 71

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-Mar-2021
Resident Land	.23	70,000				Sale price: 319,900
Resident Dwelling	1.00	139,870				Sale valid:
Resident Outbldg	1.00	1,470				Values
					Mkt value :	
					Cost value:	301,914
Summary			Utilities		Sales ratios	
Total assessments	211,340		Water	Well	Cost/sale :	.9438
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	211,340		Gas	None	Assmt/sale:	.6606

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.230	100,000	100,000			100,000	70,000
Primary Site		10,019						
		.230 acres		Total land value			100,000	70,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good	Actual Year Built: 1930	

Building Valuation Summary

						Area	
Dwelling	Frame	1 story w/bsmt				480	109,670
Basement	Full						
Heating	Yes	A/C Yes					3,200
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas			5,000
Attic	None	Attic size:					
Additions							118,629
Other Features	WB Stks	RR					13,265
Sub-Total							249,764
Grade	C	Factor 1.0000					249,764
CDU		C&D Factor 1.00					249,764
Depreciation		20 %					199,811
Computed cost value @ 70%							139,868

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	400	45,792
L Living Area	BSMT Basement addition	400	7,371
L Living Area	FRFF Frame first floor	320	36,634
P Porches, Patios, Decks	DECK Wood deck	154	4,079
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	AIR Air conditioning	400	1,216
L Living Area	AIR Air conditioning	320	973
L Living Area	AIR Air conditioning	192	584

Total additions 118,629

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2021	C	4,200	50	2,100
Utility Shed									
Value at 70%		1,470	Value at 100%		2,100				

