

Property at 00054 MOUNTAIN VIEW AVENUE

0056

Prop ID 3250054

Printed 06-Feb-2024 5:41 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ANGOTTI MICHAEL
Second name:
Address: 97 LAUREL LANE
City/state: SIMSBURY CT Zip: 06070

Location Information

Map: 008 Clerk map:
Lot: 3250054 Neigh.: Zone: R15 Vol: 740 Page: 118

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-May-2020
Resident Land	.33	87,500				Sale price: 285,000
Resident Dwelling	1.00	150,540				Sale valid:
Resident Outbldg	2.00	13,860				Values
					Mkt value :	
					Cost value:	359,857
Summary			Utilities		Sales ratios	
Total assessments	251,900		Water	Connecticut	Cost/sale :	1.2627
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	251,900		Gas	None	Assmt/sale:	.8839

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.330	125,000	125,000			125,000	87,500
Primary Site		14,375						
		.330 acres		Total land value			125,000	87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	05	Stucco		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	04	Loft	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1924	

Building Valuation Summary

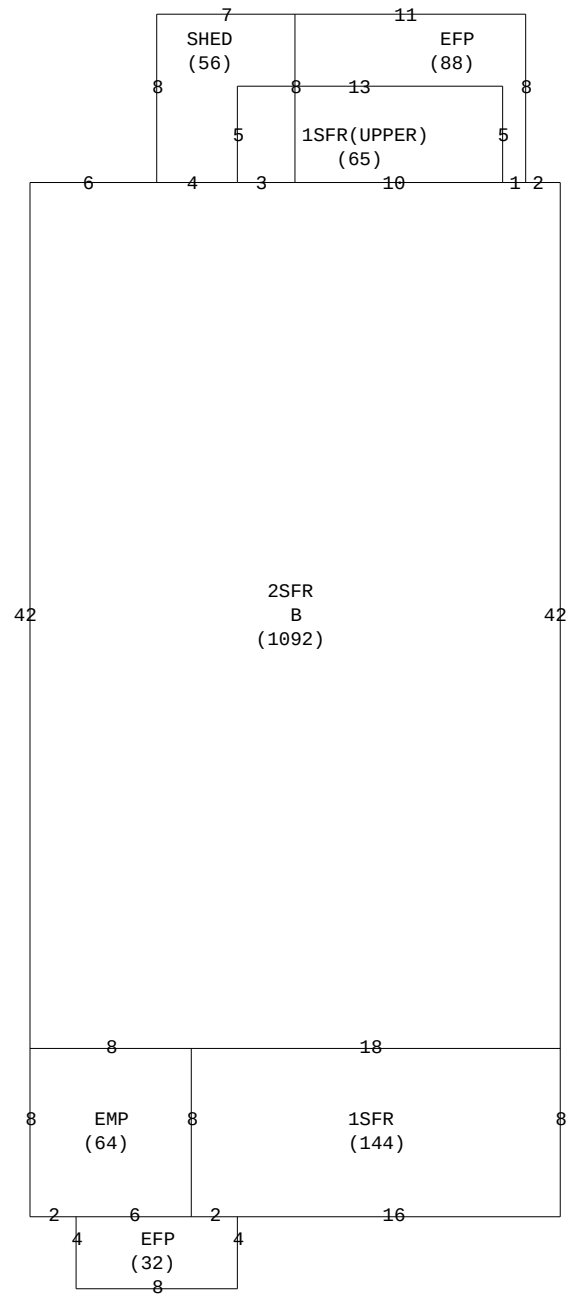
Dwelling	Frame	2 story w/bsmt	Area	1,092	282,260
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					41,747
Other Features	Mason Trim				1,355
Sub-Total					330,862
Grade	C	Factor 1.0000			330,862
CDU		C&D Factor 1.00			330,862
Depreciation		35 %			215,060
Computed cost value @ 70%					150,542

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	UTIL Utility building	56	1,600
P Porches, Patios, Decks	FEFF Frame enclosed first	92	8,773
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	FRUF Frame upper full	65	5,442
P Porches, Patios, Decks	MEFF Masonry enclosed 1st	64	6,395
P Porches, Patios, Decks	FEFF Frame enclosed first	32	3,052
Total additions			41,747

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	19	380	55.95		C	21,261	50	10,600
Block Detach Garage									
RG1 Frame or Con	20	21	420	55.95		D	18,329	50	9,200
Block Detach Garage									
Value at 70%		13,860	Value at 100%		19,800				



TWO FAMILY HOUSE
GARAGE 20x21 HAS A LOFT ABOVE

NAME CORRECTION JOHN T MAGNAN SHOULD BE JOHN J MAGNAN 12/29/14 681/510