

Property at 00084 NEW ROAD

Prop ID 3280084

Printed 07-Feb-2024 9:10 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BROPHY TIMOTHY
 Second name:
 Address: 70 GOOSE HILL ROAD
 City/state: CHESTER CT Zip: 06412

Location Information

Map: 010 Clerk map:
 Lot: 3280084 Neigh.: Zone: R15 Vol: 555 Page: 855

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Feb-2007
Resident Land	.92	87,500				Sale price: 233,000
Resident Dwelling	1.00	130,510				Sale valid: Y
Resident Outbldg	2.00	3,780				Values
Resident Excess	.79	4,150				Mkt value :
						Cost value: 322,771
Summary			Utilities		Sales ratios	
Total assessments		225,940	Water	Connecticut	Cost/sale :	1.3853
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		225,940	Gas	None	Assmt/sale:	.9697

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	125,000	125,000			125,000	87,500
Primary Site		40,075						
RES	12	.790	7,500	5,925			5,925	4,148
Residual		34,412						
1.710 acres				Total land value			130,925	91,648

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1880	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	598	185,790
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					85,798
Other Features		WB Stks			6,750
Sub-Total					286,838
Grade	C	Factor 1.0000			286,838
CDU		C&D Factor 1.00			286,838
Depreciation		35 %			186,445
		Computed cost value @ 70%			130,512

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	45	4,291
L Living Area	FRFF Frame first floor	35	4,007
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	FRUF Frame upper full	288	24,114
L Living Area	FRFF Frame first floor	104	11,906
P Porches, Patios, Decks	FOFF Frame open first flo	119	7,250
L Living Area	FRFF Frame first floor	11	1,259
Total additions			85,798

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	18	18	324	55.95		D	14,140	75	3,500
Block Detach Garage									
RS1 Frame	16	20	320	30.00		D	7,488	75	1,900
Utility Shed									
Value at 70%			3,780				Value at 100%		5,400

