

Property at 00098 NEW ROAD

Prop ID 3280098

Printed 07-Feb-2024 9:11 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TRAN PHUONGTHAO
 Second name:
 Address: 23 TIMOTHY DRIVE
 City/state: WEST HARTFORD CT Zip: 06110

Location Information

Map: 010 Clerk map:
 Lot: 3280098 Neigh.: Zone: R15 Vol: 711 Page: 161

Assessments

Assmt category	Qty	Amount
Resident Land	.51	87,500
Resident Dwelling	2.00	189,130
Resident Outbldg	3.00	13,720

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Jul-2017
 Sale price: 263,000
 Sale valid:

Values

Mkt value :
 Cost value: 414,786

Summary

Total assessments	290,350
Total exemptions	
Net assessment	290,350

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.5771
 Mkt/sale :
 Assmt/sale: 1.1040

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.510	125,000	125,000			125,000	87,500
Primary Site		22,216						

.510 acres Total land value 125,000 87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	03	Field Stone		
Interior Walls	01	Plaster		
Floors		Unknown		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	32	Detached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	04	Average		
Exterior Cond	04	Average		

Actual Year Built: 1895

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	912	247,110
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					2,925
Other Features					

Sub-Total			255,535
Grade	C+	Factor 1.0800	275,978
CDU		C&D Factor 1.00	275,978
Depreciation		35 %	179,386
		Computed cost value @ 70%	125,570

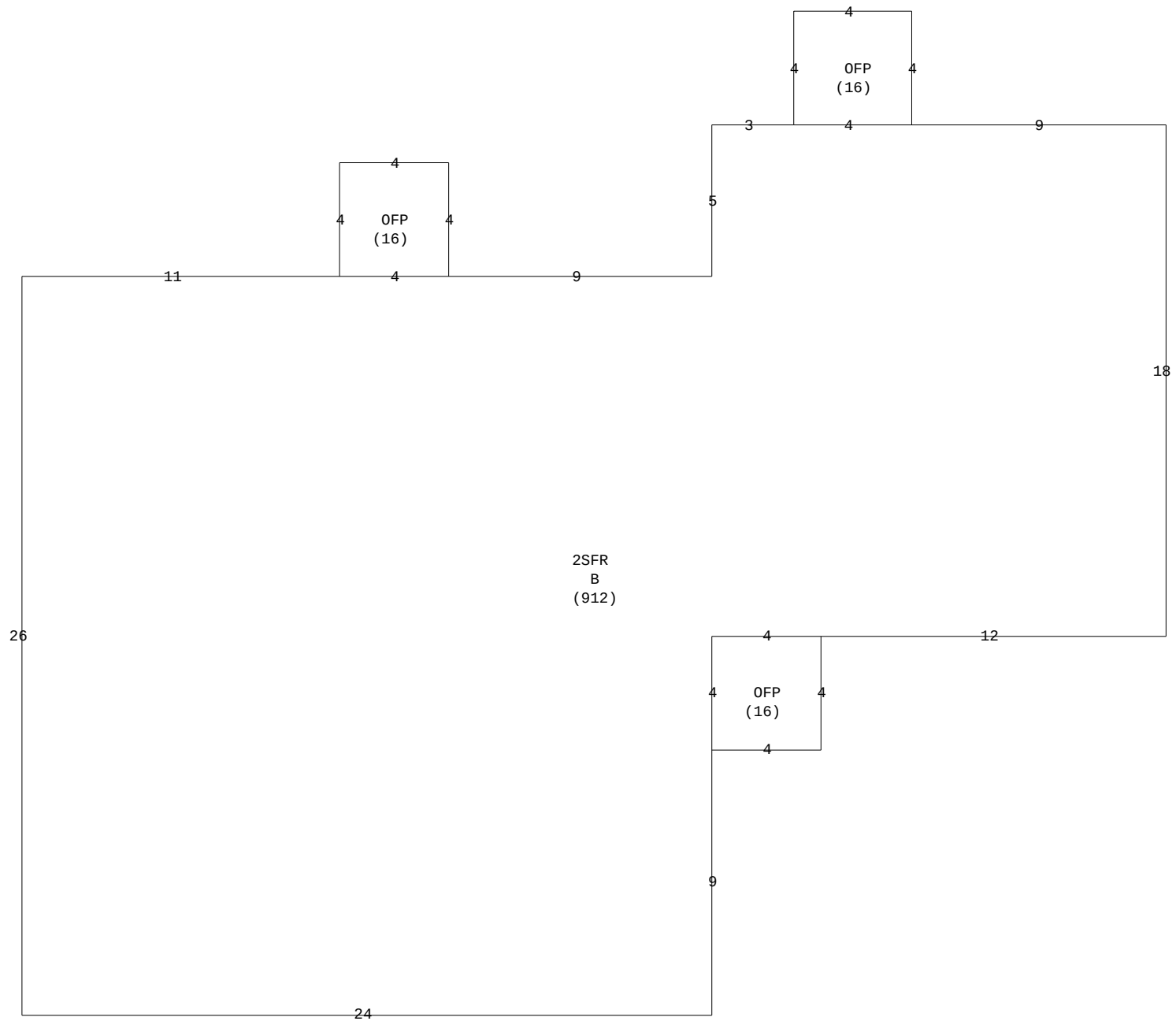
Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	16	975
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Total additions 2,925

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	18	20	360	55.95		D	15,711	50	7,900
Block Detach Garage									
AB1 Bank barn	15	17	255	65.80		D	13,088	50	6,500
RG1 Frame or Con	12	20	240	55.95		D	10,474	50	5,200
Block Detach Garage									
Value at 70%			13,720				Value at 100%		19,600



THIS LOT HAS ONE TWO FAMILY HOUSE AND ONE SINGLE FAMILY HOUSE ON IT.
NAME CHANGE BENOIT TO DRISCOLL 7-2-04 VOL 502 PAGE 664