

Property at 00191 NOD ROAD

Prop ID 3290191

Printed 09-Jul-2025 12:20 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TOWN FOX LLC
 Second name:
 Address: 275 SCHOOLHOUSE ROAD
 City/state: CHESHIRE CT Zip: 06410

Location Information

Map: 009 Clerk map:
 Lot: 3290191 Neigh.: Zone: A Vol: 804 Page: 526

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Jun-2025
Resident Land	2.00	94,500				Sale price: 570,000
Resident Dwelling	1.00	217,390				Sale valid:
Resident Outbldg	1.00	6,020				Values
					Mkt value :	
					Cost value:	454,157
Summary			Utilities		Sales ratios	
Total assessments		317,910	Water	Well	Cost/sale :	.7968
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		317,910	Gas	None	Assmt/sale:	.5577

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	135,000	135,000			135,000	94,500
Primary Site		87,120						
		2.000 acres		Total land value			135,000	94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
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	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	02	Unfinished	Addn'l fixtures	
Grade	40	B	Whirlpools	
Garage	31	Detached 1 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	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1885	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				680	201,800
Basement	Full						
Heating	Yes	A/C	Yes				5,840
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	Unfinished		Attic size: 696				10,819
Additions							142,976
Other Features		WB Stks					9,250
Sub-Total							379,185
Grade	B		Factor 1.2600				477,773
CDU			C&D Factor 1.00				477,773
Depreciation			35 %				310,552
Computed cost value @ 70%							217,386

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	136	15,569
L Living Area	FRFF Frame first floor	27	3,091
L Living Area	FRFF Frame first floor	540	61,820
L Living Area	FRUF Frame upper full	540	45,214
L Living Area	BSMT Basement addition	356	6,560
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
Total additions			142,976

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	14	308	55.95		C	17,233	50	8,600
Block Detach Garage									
Value at 70%		6,020	Value at 100%		8,600				

