

Property at 00231 NOD ROAD

Prop ID 3290231

Printed 05-Feb-2025 8:41 AM 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: 002 Clerk map:
Lot: 3290231 Neigh.: Zone: A Vol: 798 Page: 521

Assessments

Assmt category	Qty	Amount
Resident Excess	54.10	71,000
Resident Outbldg	1.00	196,910

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Nov-2024
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 382,729

Summary

Total assessments	267,910
Total exemptions	
Net assessment	267,910

Utilities

Water	None
Sewer	None
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
RES	12	54.095	7,500	405,713		.75	101,428	71,000
Residual		2,356,378						

54.095 acres Total land value 101,428 71,000

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
GC1 Golf Holes			9	125,0	2007	C	1,125,0	75	281,300

Value at 70% 196,910

Value at 100% 281,300

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Prop ID 3290231 Card 01

No sketch for this property

V797 P 420 RESTATED WAR DEED
SALE \$5,775,000 INCL 65,117,231 NOD RD &90 E MAIN ST V798 P521 11-4-24