

Property at 00245 NOD ROAD

Prop ID 3290245

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Administrative Information

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

Location Information

Map: 003 Clerk map:
 Lot: 3290245 Neigh.: Zone: RU2A Vol: 816 Page: 1201

Assessments

Assmt category	Qty	Amount
Resident Land	.38	94,500
Resident Dwelling	1.00	121,890

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Jul-2026
 Sale price: 300,000
 Sale valid: 24

Values

Mkt value :
 Cost value: 309,129

Summary

Total assessments	216,390
Total exemptions	
Net assessment	216,390

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0304
 Mkt/sale :
 Assmt/sale: .7213

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.380	135,000	135,000			135,000	94,500
Primary Site		16,553						

.380 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	08	Asbestos Shingle		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	8
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	07	Propane Gas	Half Baths	
Attic	02	Unfinished	Addn'l fixtures	
Grade	30	C	Whirlpools	1,696
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1916	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		648	195,550
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	Unfinished		Attic size: 600	9,854
Additions				57,490
Other Features				

Sub-Total		267,894
Grade C	Factor 1.0000	267,894
CDU	C&D Factor 1.00	267,894
Depreciation	35 %	174,131
	Computed cost value @ 70%	121,892

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	400	45,792
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698

Total additions 57,490

