

Property at 00279 NOD ROAD

Prop ID 3290279

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Administrative Information

Owner name: CARVILLE LAND COMPANY LLC
 Second name:
 Address: P O BOX 192
 City/state: WEATOGUE CT Zip: 06089

Location Information

Map: 003 Clerk map:
 Lot: 3290279 Neigh.: Zone: A Vol: 370 Page: 0005

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Apr-1989
Resident Land	2.00	94,500				Sale price:
Resident Dwelling	2.00	162,700				Sale valid:
Resident Outbldg	15.00	129,710				Values
Use Assmt Farm	25.41	26,680				Mkt value :
						Cost value: 590,843
Summary			Utilities		Sales ratios	
Total assessments		413,590	Water	Well		Cost/sale :
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		413,590	Gas	None		Assmt/sale:

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						
FARM	61	25.408	1,500	38,112			38,112	26,678
Farm		1,106,772						
		27.408 acres		Total land value			173,112	121,178

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	02	Block	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	02	Softwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
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	03	Fair		
Exterior Cond	03	Fair		
Actual Year Built: 1955				

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				724	210,390
Basement	Full						
Heating	Yes	A/C No					
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		3,500
Attic	None		Attic size:				
Additions							11,942
Other Features							
Sub-Total							225,832
Grade	C		Factor 1.0000				225,832
CDU			C&D Factor 1.00				225,832
Depreciation			35 %				146,791
			Computed cost value @ 70%				102,754

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	96	5,849
P Porches, Patios, Decks	DECK Wood deck	230	6,093
Total additions			11,942

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	20	200	30.00		C	6,000	50	3,000
Utility Shed									
Value at 70%		2,100					Value at 100%		3,000

