

Property at 00106 OLD FARMS ROAD

Prop ID 3360106

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Administrative Information

Owner name: LAK HOUSE HOLDINGS LLC
Second name:
Address: 11 BELCREST ROAD
City/state: WEST HARTFORD CT Zip: 06107

Location Information

Map: 014 Clerk map:
Lot: 3360106 Neigh.: Zone: R15 Vol: 800 Page: 094

Assessments

Assmt category	Qty	Amount
Resident Land	.25	70,000
Resident Dwelling	1.00	103,760

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 14-Jan-2025
Sale price: 272,500
Sale valid:

Values

Mkt value :
Cost value: 248,229

Summary

Total assessments	173,760
Total exemptions	
Net assessment	173,760

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .9109
Mkt/sale :
Assmt/sale: .6377

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.250	100,000	100,000			100,000	70,000
Primary Site		10,890						

.250 acres Total land value 100,000 70,000

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	03	Field Stone	Total Rooms	7	Garage cars
Interior Walls	01	Plaster	Bedrooms	3	Unfinished area
Floors	01	Hardwood	Family Rooms		Dormer linear f
Heating System	01	Hot Water	Full Baths	1	Masonry trim sf
Fuel	02	Natural Gas	Half Baths	1	Finish bsmt sz
Attic	99	None	Addn'l fixtures		Rec Room Size
Grade	30	C	Whirlpools		Living area 1,496
Garage	99	None	Saunas		# Living Units
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: 1918		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		748	215,080
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				3,500
Other Features				9,472

Sub-Total			228,052
Grade	C	Factor 1.0000	228,052
CDU		C&D Factor 1.00	228,052
Depreciation		35 %	148,234
		Computed cost value @ 70%	103,764

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	156	4,132
P Porches, Patios, Decks	FEFF Frame enclosed first	56	5,340

Total additions 9,472

