

Property at 00095 PARKVIEW DRIVE

Prop ID 3510095

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Administrative Information

Owner name: ZHAO JIANYING & LI JINYUAN
Second name:
Address: 191 WESTWOOD RD
City/state: SOUTHWINGTON CT Zip: 06489

Location Information

Map: 012 Clerk map:
Lot: 3510095 Neigh.: Zone: R40 Vol: 597 Page: 418

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	202,690

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Oct-2009
Sale price: 303,000
Sale valid:

Values

Resident Excess	.20	1,050

Summary

Total assessments	298,240
Total exemptions	
Net assessment	298,240

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.4061
Mkt/sale :
Assmt/sale: .9843

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site	40,075							
RES	12	.200	7,500	1,500			1,500	1,050
Residual	8,712							

1.120 acres

Total land value

136,500

95,550

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	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	37	B-	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	03	Partial	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	2
Air Condition	01	Central Air	W/B openings	2
Interior Cond	02	Poor		
Exterior Cond	02	Poor	Actual Year Built: 1984	

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,008	265,860
Basement	Full				
Heating	Yes	A/C Yes			7,650
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	8,500
Attic	None		Attic size:		
Additions					80,363
Other Features	Mason Trim	WB Stks			18,378

Sub-Total				380,751
Grade	B-	Factor 1.1700		445,479
CDU		C&D Factor 1.00		445,479
Depreciation		35 %		289,561
		Computed cost value @ 70%		202,693

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	168	4,450
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	BSMT Basement addition	192	3,538
L Living Area	FRUF Frame upper full	90	7,536
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	OVER Frame Overhang	36	3,297
P Porches, Patios, Decks	FOFF Frame open first flo	279	16,998
L Living Area	AIR Air conditioning	192	584
L Living Area	AIR Air conditioning	90	274
L Living Area	AIR Air conditioning	36	109

Total additions 80,363

