

Property at 00044 PINE HILL ROAD

Prop ID 3560044

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Administrative Information

Owner name: WILCOX DAVID F EST OF
Second name: C/O LYNN WILCOX
Address: 117 SONGBIRD LANE
City/state: FARMINGTON CT Zip: 06032

Location Information

Map: 020 Clerk map:
Lot: 3560044 Neigh.: Zone: RU2A Vol: 264 Page: 489

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	94,500
Resident Dwelling	1.00	140,100

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Jun-1961
Sale price:
Sale valid:

Values

Resident Excess	2.12	11,130	Mkt value :	
			Cost value:	351,043

Summary

Total assessments	245,730
Total exemptions	
Net assessment	245,730

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
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						
RES	12	2.120	7,500	15,900			15,900	11,130
Residual		92,347						

4.120 acres

Total land value

150,900

105,630

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	864	207,290
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				66,064
Other Features	WB Stks			6,750

Sub-Total		285,104
Grade	C+	Factor 1.0800
CDU		C&D Factor 1.00
Depreciation		35 %
	Computed cost value @ 70%	140,100

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	336	8,901
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	BSMT Basement addition	576	10,615
P Porches, Patios, Decks	FEFF Frame enclosed first	224	21,361

Total additions 66,064

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade	33	C+	Whirlpools Living area 1,296
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 1
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1955

