

Property at 00011 ROARING BROOK ROAD

Prop ID 3760011

Printed 30-Dec-2025 10:35 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FEDOROWICZ SOPHIA C
 Second name: C/O DEBORAH JENKINS
 Address: 6 BLAIR ROAD
 City/state: WILLINGTON CT Zip: 06279

Location Information

Map: 023 Clerk map: 04 041
 Lot: 3760011 Neigh.: Zone: R30 Vol: 144 Page: 37

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 08-Feb-1984
Resident Land	.92	94,500	AFA Veteran	3,500	Sale price: 70,000
Resident Dwelling	1.00	144,590	CFB Add Vet	1,750	Sale valid:
			DAC Veteran	10,000	Values
Resident Excess	.07	370			Mkt value :
					Cost value: 342,086
Summary		Utilities		Sales ratios	
Total assessments		239,460	Water Well	Cost/sale :	4.8869
Total exemptions		15,250	Sewer Public sewer	Mkt/sale :	
Net assessment		224,210	Gas None	Assmt/sale:	3.4209

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	.070	7,500	525		525	368
Residual		3,049					
.990 acres				Total land value		135,525	94,868

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	211,520
Basement	Full		1,254	
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				97,010
Other Features	WB Stks			9,250
Sub-Total				317,780
Grade	C	Factor 1.0000		317,780
CDU		C&D Factor 1.00		317,780
Depreciation		35 %		206,557
		Computed cost value @ 70%		144,590

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	400	3,409
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRFF Frame first floor	462	52,890
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
P Porches, Patios, Decks	BPAT Brick/flagstone pati	298	6,796
P Porches, Patios, Decks	FOFF Frame open first flo	124	7,555
Total additions			97,010

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Full Baths	1
Grade	30	C	Half Baths	
Garage	22	Attached 2 car	Addtn'l fixtures	
Area Over Gar.	99	None	Whirlpools	1,716
Basement	01	Full	Saunas	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	99	None	W/B stacks	1
Interior Cond	03	Fair	W/B openings	2
Exterior Cond	03	Fair	Actual Year Built: 1951	

