

Property at 00145 SIMSBURY ROAD

Prop ID 3970145

Printed 07-Feb-2024 2:05 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BRISSON CHRISTOPHER
 Second name:
 Address: 113 SCHOOL STREET
 City/state: DANIELSON CT Zip: 06239

Location Information

Map: 002 Clerk map: 18 016
 Lot: 3970145 Neigh.: Zone: R40 Vol: 779 Page: 275

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	87,500			Sale date: 19-Sep-2022
Resident Dwelling	1.00	158,660			Sale price: 350,000
Resident Outbldg	2.00	31,360			Sale valid: 24

Assmt category	Qty	Amount	Exempt Cat	Amount	Values
Resident Excess	.76	3,990			Mkt value :
					Cost value: 402,157

Summary

Summary	Amount	Utilities	Amount	Sales ratios
Total assessments	281,510	Water	Connecticut	Cost/sale : 1.1490
Total exemptions		Sewer	Public sewer	Mkt/sale :
Net assessment	281,510	Gas	None	Assmt/sale: .8043

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	125,000	125,000		125,000	87,500
Primary Site		40,075					
RES	12	.759	7,500	5,693		5,693	3,985
Residual		33,062					

1.679 acres Total land value 130,693 91,485

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	02	Drywall	Garage cars 3
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	30	C	Masonry trim sf
Garage	33	Detached 3 car	Half Baths 1
Area Over Gar.	99	None	Finish bsmt sz
Basement	01	Full	Rec Room Size
Bsmt Fin Qual	01	Unfinished	Living area 2,301
Air Condition	01	Central Air	# Living Units 1
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1950

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	207,290
Basement	Full		864	
Heating	Yes	A/C Yes		5,980
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	9,000
Attic	None	Attic size:		
Additions				117,191
Other Features		WB Stks		9,250

Sub-Total		348,711
Grade C	Factor 1.0000	348,711
CDU	C&D Factor 1.00	348,711
Depreciation	35 %	226,662
	Computed cost value @ 70%	158,663

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	372	42,587
L Living Area	FRFF Frame first floor	225	25,758
L Living Area	UATT Unfinished attic	225	3,939
L Living Area	BSMT Basement addition	225	4,146
P Porches, Patios, Decks	FOFF Frame open first flo	130	7,920
L Living Area	FRFF Frame first floor	264	30,223
L Living Area	AIR Air conditioning	264	803
L Living Area	AIR Air conditioning	372	1,131
L Living Area	AIR Air conditioning	225	684

Total additions 117,191

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	26	39	1,014	55.95	1979	C	56,733	50	28,400
Block Detach Garage									
C15 Shop	26	34	884	37.15	1974	C	32,841	50	16,400

Value at 70% 31,360

Value at 100% 44,800

