

Property at 00047 SMITH ROAD

Prop ID 3990047

Printed 07-Feb-2024 2:10 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ATKINSON DENISE
 Second name:
 Address: 126 LOVELY ST
 City/state: UNIONVILLE CT Zip: 06085

Location Information

Map: 010 Clerk map: 12 024
 Lot: 3990047 Neigh.: Zone: R30 Vol: 665 Page: 143

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Outbldg	2.00	17,850
Resident Dwelling	1.00	143,200

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Oct-2003
 Sale price: 250,000
 Sale valid:

Values

Mkt value :
 Cost value: 357,386

Summary

Total assessments	250,170
Total exemptions	
Net assessment	250,170

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.4295
 Mkt/sale :
 Assmt/sale: 1.0007

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	125,000	125,000			125,000	87,500
Primary Site		30,056						
RES	12	.308	7,500	2,310			2,310	1,617
Residual		13,416						

.998 acres

Total land value

127,310

89,117

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	03	Field Stone		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	32	Detached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1916

Building Valuation Summary

				Area	
Dwelling	Frame	1 1/2 story w/bsmt		936	219,560
Basement	Full				
Heating	Yes	A/C Yes			6,320
Plumbing	3 F/B	H/B Add'l fix. 1 Wh/p	Saunas		12,500
Attic	None	Attic size:			
Additions					36,265
Other Features	WB Stks	RR			16,774
Sub-Total					291,419
Grade	C+	Factor 1.0800			314,733
CDU		C&D Factor 1.00			314,733
Depreciation		35 %			204,576
Computed cost value @ 70%					143,203

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	208	12,673
P Porches, Patios, Decks	FEFF Frame enclosed first	24	2,289
L Living Area	FRFF Frame first floor	66	7,556
L Living Area	AIR Air conditioning	66	201
P Porches, Patios, Decks	BPAT Brick/flagstone pati	594	13,546

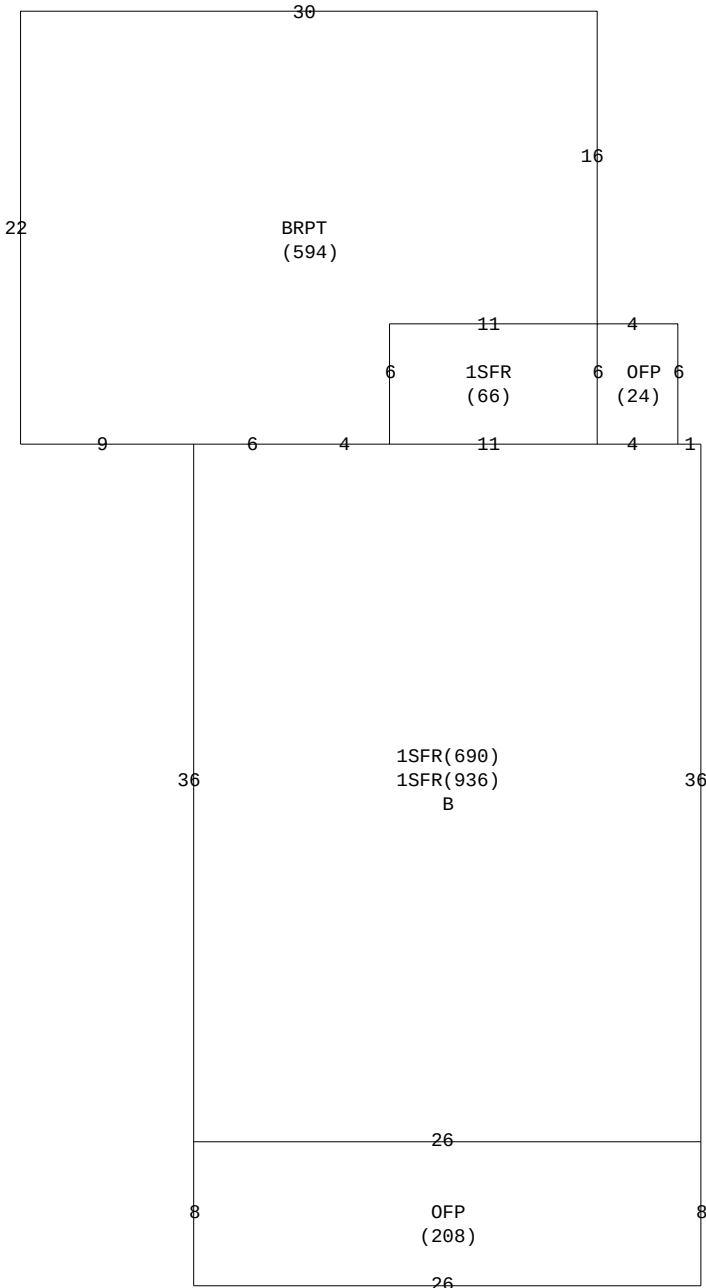
Total additions 36,265

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	12	20	240	55.95		C	13,428	50	6,700
Block Detach Garage									
RG1 Frame or Con	24	28	672	55.95	2004	C	37,598	50	18,800
Block Detach Garage									

Value at 70% 17,850

Value at 100% 25,500



ABOVE GROUND POOL 20 FEET IN DIAMETER
CHANGE IN ACREAGE T/C MAP 12 24 10/12