

Property at 00005 SUNRISE DRIVE

Prop ID 4190005

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Administrative Information

Owner name: CHRISTENSEN MARY D
Second name:
Address: P O BOX 3
City/state: CANTON CENTER CT Zip: 06020

Location Information

Map: 030 Clerk map:
Lot: 4190005 Neigh.: Zone: R40 Vol: 293 Page: 966

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	197,380

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-Apr-1994
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 416,971

Summary

Total assessments	291,880
Total exemptions	
Net assessment	291,880

Utilities

Water	Connecticut
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	.920	135,000	135,000			135,000	94,500
Primary Site		40,075						

.920 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	05	Half Story Finis	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	4
Air Condition	99	None	Whirlpools	1
Interior Cond	03	Fair	Living area	3,988
Exterior Cond	03	Fair	# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1994	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,654	392,020
Basement	Full			
Heating	Yes	A/C No		
Plumbing	3 F/B	H/B 4 Add'l fix. 1 Wh/p	Saunas	14,500
Attic	None	Attic size:		
Additions				99,643
Other Features		WB Stks		16,000

Sub-Total			522,163
Grade	C+	Factor 1.0800	563,936
CDU		C&D Factor 1.00	563,936
Depreciation		50 %	281,968
		Computed cost value @ 70%	197,378

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	960	43,010
G Garages	FSF Full-story fin o/gar	480	32,152
P Porches, Patios, Decks	F0FF Frame open first flo	274	16,694
L Living Area	OVER Frame Overhang	24	2,198
P Porches, Patios, Decks	CPAT Concrete patio	432	3,682
P Porches, Patios, Decks	DECK Wood deck	72	1,907

Total additions 99,643

