

Property at 00015 TIMBER LANE

Prop ID 4340015

Printed 07-Oct-2026 9:41 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CANTERBURY TUITION LLC
 Second name:
 Address: 294 WHITE DEER ROCKS ROAD
 City/state: WOODBURY CT Zip: 06798

Location Information

Map: 018 Clerk map:
 Lot: 4340015 Neigh.: Zone: R40 Vol: 800 Page: 1195

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 13-Feb-2025
Resident Land	.92	105,000				Sale price: 260,000
Resident Dwelling	1.00	246,640				Sale valid: 07
					Values	
Resident Excess	.09	470				Mkt value :
					Cost value: 503,014	
Summary			Utilities		Sales ratios	
Total assessments	352,110		Water	Connecticut	Cost/sale :	1.9347
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	352,110		Gas	None	Assmt/sale:	1.3543

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site		40,075						
RES	12	.090	7,500	675			675	473
Residual		3,920						
1.010 acres				Total land value			150,675	105,473

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	05	Living Area W/ A	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1964	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt			Area	
Basement	Full with walk				1,682	267,840
Heating	Yes	A/C	Yes			7,660
Plumbing	3 F/B	H/B	1 Add'l fix.	Wh/p	Saunas	10,500
Attic	None	Attic size:				
Additions						52,266
Other Features	WB Stks		RR			38,175
Sub-Total						376,441
Grade	B-	Factor		1.1700		440,436
CDU		C&D	Factor	1.00		440,436
Depreciation				20 %		352,349
				Computed cost value @ 70%		246,644

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	462	20,739
L Living Area	FRFF Frame first floor	156	17,859
L Living Area	AIR Air conditioning	156	474
P Porches, Patios, Decks	DECK Wood deck	444	11,762
P Porches, Patios, Decks	CPAT Concrete patio	168	1,432
Total additions			52,266

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

