

Property at 00012 TOWPATH LANE

Prop ID 4380012

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Administrative Information

Owner name: NERIANI ARTHUR M TTE
Second name: PRIMEAU ELAINE
Address: 9 VALLEY VIEW ROAD
City/state: WEATOGUE CT Zip: 06089

Location Information

Map: 008 Clerk map:
Lot: 4380012 Neigh.: Zone: R15 Vol: 791 Page: 1173

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 26-Dec-1990
Resident Land	.34	43,750			Sale price:
Resident Dwelling	1.00	163,430			Sale valid:

Values

Resident Excess	2.98	15,650			Mkt value :
					Cost value: 318,329

Summary

Total assessments	222,830	Water	Connecticut	Cost/sale :
Total exemptions		Sewer	Public sewer	Mkt/sale :
Net assessment	222,830	Gas	None	Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.340	125,000	125,000	EC .50	62,500	43,750
Primary Site	14,810				Economic Misimprovement		
RES	12	2.980	7,500	22,350		22,350	15,645
Residual	129,809						

3.320 acres	Total land value	84,850	59,395
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Building Valuation Summary

Dwelling	Masonry	1 story w/bsmt	Area 1,200	208,750
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p Saunas 8,500
Attic	Unfinished		Attic size: 600	9,854
Additions				146,558
Other Features	WB Stks	RR	Bsmt Gar	15,450

Sub-Total				389,112
Grade	C	Factor 1.0000		389,112
CDU		C&D Factor 1.00		389,112
Depreciation		40 %		233,467
		Computed cost value @ 70%		163,427

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	MEFF Masonry enclosed 1st	90	8,993
L Living Area	FRFF Frame first floor	960	109,902
L Living Area	BSMT Basement addition	960	17,691
L Living Area	UATT Unfinished attic	500	8,753
P Porches, Patios, Decks	FOFF Frame open first flo	20	1,219

Total additions 146,558

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	06	Brick	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	02	Unfinished	Addtn'l fixtures Rec Room Size 168
Grade	30	C	Whirlpools Living area 2,160
Garage	12	Basement 2 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings 1
Air Condition	99	None	
Interior Cond	04	Average	
Exterior Cond	04	Average	Actual Year Built: 1952

