

Property at 00001 WESTVIEW COURT

3196

Prop ID 4570001

Printed 07-Feb-2024 6:54 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CURRIE CARMELLA P TRUSTEE
Second name: C/O NEAL CURRIE
Address: 8 WINCHESTER COURT
City/state: GLOUCESTER MA Zip: 01930

Location Information

Map: 052 Clerk map:
Lot: 4570001 Neigh.: FW Zone: R40 Vol: 377 Page: 986

Assessments

Exemptions

Last sale

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 20-Feb-1987
Resident Condo	1.00	223,370				Sale price: 155,000
						Sale valid:
						Values
						Mkt value :
						Cost value: 319,100

Summary

Utilities

Sales ratios

Total assessments	223,370	Water	Connecticut	Cost/sale :	2.0587
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	223,370	Gas	None	Assmt/sale:	1.4411

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt			Area	1,200	294,000
Basement	Full with walk						
Heating	Yes	A/C	Yes				
Plumbing	2 F/B	1 H/B	Add'l fix.	1 Wh/p	Saunas		
Attic	Unfinished		Attic size: 1,218				
Additions							
Other Features	M Stks RR						9,900
Sub-Total							303,900
Grade	Factor						303,900
CDU	C&D Factor 1.05						319,095
Depreciation	%						319,095
			Computed cost value @ 70%			223,367	

Building additions

Category	Type	Area	Value
Total additions			

Residential Dwelling Information

Subject	Code	Description	Condominium																																														
Style	16	Condominium	FARMINGTON WOODS	39	LANCASTER III																																												
Exterior Walls	01	Clapboards	Story Height 1.0																																														
Roof Material	01	Asphalt Shingles																																															
Roof Type	01	Gable	<table><tr><td>Total Rooms</td><td>4</td><td>Garage cars</td><td>1</td></tr><tr><td>Bedrooms</td><td>2</td><td>Unfinished area</td><td></td></tr><tr><td>Family Rooms</td><td></td><td>Dormer linear f</td><td></td></tr><tr><td>Full Baths</td><td>2</td><td>Masonry trim sf</td><td></td></tr><tr><td>Half Baths</td><td>1</td><td>Finish bsmt sz</td><td></td></tr><tr><td>Addn'l fixtures</td><td></td><td>Rec Room Size</td><td>660</td></tr><tr><td>Whirlpools</td><td>1</td><td>Living area</td><td>1,200</td></tr><tr><td>Saunas</td><td></td><td># Living Units</td><td></td></tr><tr><td>M/F stacks</td><td>1</td><td></td><td></td></tr><tr><td>W/B stacks</td><td></td><td></td><td></td></tr><tr><td>W/B openings</td><td></td><td></td><td></td></tr></table>			Total Rooms	4	Garage cars	1	Bedrooms	2	Unfinished area		Family Rooms		Dormer linear f		Full Baths	2	Masonry trim sf		Half Baths	1	Finish bsmt sz		Addn'l fixtures		Rec Room Size	660	Whirlpools	1	Living area	1,200	Saunas		# Living Units		M/F stacks	1			W/B stacks				W/B openings			
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Foundation	01	Poured Concrete																																															
Interior Walls	02	Drywall																																															
Floors	05	W/W over sub-flo																																															
Heating System	02	Forced Hot Air																																															
Fuel	02	Natural Gas																																															
Attic	02	Unfinished																																															
Grade		Unknown																																															
Garage	21	Attached 1 car																																															
Area Over Gar.	99	None																																															
Basement	04	Full with walk-o																																															
Bsmt Fin Qual	05	Living Area W/ A																																															
Air Condition	01	Central Air																																															
Interior Cond	05	Good																																															
Exterior Cond	05	Good																																															
			Actual Year Built: 1986																																														

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No sketch for this property