

Property at 00011 LANCASTER COURT

6411

Prop ID 5170011

Printed 05-Jun-2025 8:42 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LEARY SHANNON K & NEIL J CO-TTES

Second name:

Address: 8 KILBOURN ROAD

City/state: SIMSBURY CT

Zip: 06070

Location Information

Map: 043

Clerk map:

Lot: 5170011

Neigh.: HR

Zone:

Vol: 801

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Assessments

Exemptions

Last sale

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Mar-2025
Resident Condo	1.00	404,430				Sale price: 750,000
						Sale valid:
						Values
						Mkt value :
						Cost value: 577,757
						Sales ratios
Total assessments		404,430	Water	Connecticut		Cost/sale : .7703
Total exemptions			Sewer	Public sewer		Mkt/sale :
Net assessment		404,430	Gas	CNG		Assmt/sale: .5392

Summary

Utilities

Sales ratios

Building Valuation Summary

Dwelling	Frame	Area	2,150	505,250
Basement	Full			
Heating	Yes	A/C	Yes	
Plumbing	3 F/B	2 H/B	1 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				45,000
Other Features		M Stks RR		27,500
Sub-Total				577,750
Grade		Factor		577,750
CDU		C&D Factor 1.00		577,750
Depreciation		%		577,750
		Computed cost value @ 70%		404,425

Building additions

Category	Type	Area	Value
L Living Area	FRUF Frame upper full	400	40,000
P Porches, Patios, Decks	FOFF Frame open first flo	144	5,000

Total additions 45,000

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	16	Condominium	HUNTER'S RUN 10 WOODLAND/LOFT
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6
Interior Walls	02	Drywall	Garage cars 2
Floors	07	Hardwood/Carpet	Bedrooms 2
Heating System	02	Forced Hot Air	Unfinished area
Fuel	02	Natural Gas	Family Rooms 1
Attic	99	None	Dormer linear f
Grade		Unknown	Full Baths 3
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	99	None	Half Baths 2
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures 1
Air Condition	01	Central Air	Rec Room Size 1,100
Interior Cond	06	Very Good	Living area 2,550
Exterior Cond	06	Very Good	Whirlpools 1
			# Living Units 1
			M/F stacks 1
			W/B stacks
			W/B openings
			Actual Year Built: 2002

No sketch for this property