

Property at 00024 PARSONS WAY

LT4

Prop ID 6190024

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Administrative Information

Owner name: MAYFLOWER LLC
 Second name:
 Address: 61 S MAIN ST STE 202
 City/state: WEST HARTFORD CT Zip: 06107

Location Information

Map: 015 Clerk map:
 Lot: 6190024 Neigh.: Zone: RU2A Vol: 526 Page: 619

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	105,000

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:
 Sale price:
 Sale valid:

Values

Resident Excess	7.54	19,790
Mkt value :		
Cost value:		178,271

Summary

Total assessments	124,790
Total exemptions	
Net assessment	124,790

Utilities

Water	None
Sewer	None
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	2.000	200,000	200,000			200,000	140,000
Primary Site		87,120						
RES	12	7.540	7,500	56,550	.50		28,275	19,793
Residual		328,442						

9.540 acres	Total land value	228,275	159,793
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Residential Dwelling Information

Subject	Code	Description	Condominium	
Style		Unknown		
Exterior Walls	01	Clapboards		
Roof Material		Unknown		
Roof Type		Unknown		
Foundation		Unknown		
Interior Walls		Unknown		
Floors		Unknown		
Heating System		Unknown		
Fuel		Unknown		
Attic		Unknown		
Grade	53	A+		
Garage		Unknown		
Area Over Gar.		Unknown		
Basement	04	Full with walk-o		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond		Unknown		
Exterior Cond		Unknown		

Actual Year Built:

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				3,500	752,530
Heating	No	A/C	Yes			21,370
Plumbing	5 F/B	2 H/B	3 Add'l fix.	Wh/p	Saunas	28,500
Attic	Unknown		Attic size:			
Additions						282,864
Other Features	RR					75,183

Sub-Total					1,160,447
Grade	A+	Factor 1.6500			1,914,738
CDU		C&D Factor 1.00			1,914,738
Depreciation		%			1,914,738
		Computed cost value @ 70%			1,340,317

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,177	52,732
L Living Area	BSMT Basement addition	615	11,333
L Living Area	FRFF Frame first floor	615	70,406
L Living Area	FRUF Frame upper full	615	51,494
L Living Area	AIR Air conditioning	1,230	3,739
P Porches, Patios, Decks	FEFF Frame enclosed first	620	59,124
P Porches, Patios, Decks	BPAT Brick/flagstone pati	620	14,138
P Porches, Patios, Decks	FOFF Frame open first flo	244	14,866
P Porches, Patios, Decks	FOUF Frame open upper flo	132	5,032

Total additions 282,864

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	10	16	160	110.5		B	22,287	50	11,100
Value at 70%	7,770		Value at 100%				11,100		

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Prop ID 6190024 Card 01

No sketch for this property