

Property at 00048 WEATHERSTONE

Prop ID 6380048

Printed 05-Oct-2026 8:54 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GAMBLE WILLIAM AND
 Second name: LEGGIO DEANNA
 Address: 42 BRADFORD WALK
 City/state: FARMINGTON CT Zip: 06032

Location Information

Map: 011 Clerk map: 08 011
 Lot: 6380048 Neigh.: Zone: R40 Vol: 807 Page: 080

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.01	50
Resident Dwelling	1.00	544,300

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Sep-2025
 Sale price: 285,000
 Sale valid:

Values

Mkt value :
 Cost value: 977,643

Summary

Total assessments	684,350
Total exemptions	
Net assessment	684,350

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 3.4303
 Mkt/sale :
 Assmt/sale: 2.4012

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000			200,000	140,000
Primary Site		40,075						
RES	12	.010	7,500	75			75	53
Residual		436						

.930 acres

Total land value

200,075

140,053

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	371,700
Basement	Full with walk		1,550	
Heating	Yes	A/C Yes		10,630
Plumbing	3 F/B	1 H/B	4 Add'l fix.	Wh/p Saunas 15,500
Attic	None		Attic size:	
Additions				135,431
Other Features		M Stks		3,000

Sub-Total		536,261
Grade	A-	Factor 1.4500 777,578
CDU		C&D Factor 1.00 777,578
Depreciation		% 777,578
		Computed cost value @ 70% 544,305

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	916	41,039
G Garages	FSF Full-story fin o/gar	624	41,798
L Living Area	AIR Air conditioning	624	1,897
P Porches, Patios, Decks	FOFF Frame open first flo	408	24,858
P Porches, Patios, Decks	DECK Wood deck	392	10,384
L Living Area	BSMT Basement addition	98	1,806
L Living Area	FRFF Frame first floor	98	11,219
L Living Area	AIR Air conditioning	98	298
P Porches, Patios, Decks	FOFF Frame open first flo	35	2,132

Total additions 135,431

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,822
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2026				

