

TOWN OF CANTON Residential Property Card

Property at 00003 HIGH LEDGE ROAD

Account 0000130

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Administrative Information	
Owner name:	EDWARDS INDY
Second name:	
Address:	3 HIGH LEDGE RD
City/state:	CANTON CT
Zip:	06019

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,196
Basement	Full		219,130
Heating	Yes	A/C Yes	6,640
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p Saunas 6,000
Attic	None	Attic size:	
Additions			38,900
Other Features	WB Stks	Unfin 3,500	17,500
Sub-Total			288,170
Grade	B-	Factor 1.1700	337,160
CDU		C&D Factor 1.00	337,160
Depreciation		30 %	236,010
Computed cost value @ 70%			165,210

Location Information					
GIS: 308 0003	Clk Map:				
Parcel: 164	Map: 4-5	Neigh.:	Zone: AR-3 Vol: 366 Page: 349		
Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 20-Mar-2009
Resident Land	1.13	87,500			Sale price: 320,850
Resident Dwelling	1.00	165,210			Sale valid: Y
				Values	
				Mkt value :	
				Cost value:	361,010
Summary		Utilities		Sales ratios	
Total assessments	252,710	Water	Well	Cost/sale :	1.1252
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	252,710	Gas	None	Assmt/sale:	.7876

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	314	5,900
L Living Area	OVER Frame Overhang	46	3,000
P Porches, Patios, Decks	FOFF Frame open first flo	270	11,600
G Garages	FR Attached frame LE 65	576	18,400

Total additions 38,900

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	1.130	125,000			125,000	87,500
Primary Site		49,223					
		1.1300 acres		Total land value		125,000	87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
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	2
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	37	B-	Addtn'l fixtures	Rec Room Size 594
Garage	22	Attached 2 car	Whirlpools	Living area 2,438
Area Over Gar.	99	None	Saunas	# Living Units
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1976	

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