

TOWN OF CANTON Residential Property Card

Property at 00422 CHERRY BROOK ROAD

Account 0002020

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Administrative Information  
 Owner name: BOUCHER MICHAEL J &  
 Second name: BOUCHER ANNE K  
 Address: 422 CHERRY BROOK ROAD  
 City/state: CANTON CT Zip: 06019

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	901	122,160
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None		Attic size:		
Additions					31,900
Other Features	WB Stks		Unfin	3,500	15,930
Sub-Total					169,990
Grade	C	Factor	1.0000		169,990
CDU		C&D Factor	1.00		169,990
Depreciation			30 %		118,990
Computed cost value @ 70%					83,290

Location Information			
GIS: 185 0422	Clk Map:		
Parcel: 41	Map: 4-11	Neigh.:	Zone: AR-3 Vol: 367 Page: 291
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	1.50	66,500	
Resident Dwelling	1.00	83,290	
Resident Outbldg	2.00	12,560	
Summary		Utilities	
Total assessments	162,350	Water	Well
Total exemptions		Sewer	Septic
Net assessment	162,350	Gas	None
		Sales ratios	
		Cost/sale :	1.0308
		Mkt/sale :	
		Assmt/sale:	.7216

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	84	5,700
L Living Area	FRFF Frame first floor	325	26,200

Total additions 31,900

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	28	672	30.15	2009	C	20,261	50	10,130
RS1 Frame	22	71	1,562	20.00		C	31,240	75	7,810
Utility Shed									
Value at 70%		12,560		Value at 100%		17,940			

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	1.500	95,000				95,000	66,500
Primary Site		65,340						
		1.5000 acres		Total land value			95,000	66,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	02	Block	Total Rooms	5
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	
Grade	30	C	Addtn'l fixtures	
Garage	99	None	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	# Living Units	
Bsmt Fin Qual	02	Rec Room w/o air	M/F stacks	
Air Condition	99	None	W/B stacks	1
Interior Cond	04	Average	W/B openings	2
Exterior Cond	04	Average	Actual Year Built: 1950	

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