

TOWN OF CANTON Residential Property Card

Property at 00008 WESTVIEW DRIVE

Account 0002983

Printed 25-Oct-2011 5:42 AM Design and Layout (C) Right/Angles

| Administrative Information | |
|----------------------------|----------------------|
| Owner name: | DEFAZIO ANGELO |
| Second name: | |
| Address: | 120 INDIAN HILL ROAD |
| City/state: | CANTON CT Zip: 06019 |

Building Valuation Summary

| | | Area | |
|---------------------------|------------------------------------|-------|---------|
| Dwelling | Frame 1 story w/bsmt | 2,155 | 230,550 |
| Basement | Full | | |
| Heating | Yes A/C Yes | | 6,990 |
| Plumbing | 2 F/B 1 H/B Add'l fix. Wh/p Saunas | | 6,000 |
| Attic | None Attic size: | | |
| Additions | | | 38,400 |
| Other Features | WB Stks Unfin 3,500 | | 7,000 |
| Sub-Total | | | 288,940 |
| Grade | B- Factor 1.1700 | | 338,060 |
| CDU | C&D Factor 1.00 | | 338,060 |
| Depreciation | 20 % | | 270,450 |
| Computed cost value @ 70% | | | 189,320 |

| Location Information | | | | | |
|----------------------|--------------|--------------|---------------------------|--------------|-------------|
| GIS: 566 0008 | Clk Map: | | | | |
| Parcel: 29 | Map: 6-6 | Neigh.: | Zone: Vol: 370 Page: 1212 | | |
| Assessments | | Exemptions | | Last sale | |
| Assmt category | Qty Amount | Exempt Cat | Amount | Sale date: | 31-Aug-2009 |
| Resident Land | 2.00 77,000 | | | Sale price: | 275,000 |
| Resident Excess | 1.27 2,670 | | | Sale valid: | Y |
| Resident Dwelling | 1.00 189,320 | | | Values | |
| | | | | Mkt value : | |
| | | | | Cost value: | 384,270 |
| Summary | | Utilities | | Sales ratios | |
| Total assessments | 268,990 | Water Well | | Cost/sale : | 1.3973 |
| Total exemptions | | Sewer Septic | | Mkt/sale : | |
| Net assessment | 268,990 | Gas None | | Assmt/sale: | .9781 |

Building additions

| Category | Type | Area | Value |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FOFF Frame open first flo | 36 | 1,500 |
| G Garages | FR Attached frame LE 65 | 608 | 19,300 |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 364 | 5,900 |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 136 | 9,100 |
| L Living Area | FRFF Frame first floor | 32 | 2,600 |
| Total additions | | | 38,400 |

Land Information

| Type | Use | Acres/SqFt | Rate | Total | Infl Fact | Value | 70% Value |
|--------------|-----|------------|---------|------------------|-----------|---------|-----------|
| PRIM | 11 | 2,000 | 110,000 | | | 110,000 | 77,000 |
| Primary Site | | 87,120 | | | | | |
| RES | 12 | 1,270 | 3,000 | | | 3,810 | 2,670 |
| Residual | | 55,321 | | | | | |
| 3.2700 acres | | | | Total land value | | 113,810 | 79,670 |

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 | 01 | Poured Concrete | Total Rooms | 7 Garage cars 2 |
| Interior Walls | 02 | Drywall | Bedrooms | 3 Unfinished area |
| Floors | 07 | Hardwood/Carpeti | Family Rooms | Dormer linear f |
| Heating System | 05 | Electric B/B | Full Baths | 2 Masonry trim sf |
| Fuel | 03 | Electric | Half Baths | 1 Finish bsmt sz |
| Attic | 99 | None | Addtn'l fixtures | Rec Room Size |
| Grade | 37 | B- | Whirlpools | Living area 2,187 |
| Garage | 22 | Attached 2 car | Saunas | # Living Units |
| Area Over Gar. | 99 | None | M/F stacks | |
| Basement | 01 | Full | W/B stacks | 1 |
| Bsmt Fin Qual | 01 | Unfinished | W/B openings | 2 |
| Air Condition | 01 | Central Air | | |
| Interior Cond | 05 | Good | | |
| Exterior Cond | 05 | Good | Actual Year Built: 1986 | |

