

TOWN OF CANTON Residential Property Card

Property at 00426 CHERRY BROOK ROAD

Account 0004570

Printed 25-Oct-2011 5:48 AM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: GIGUIERE RYAN &
 Second name: DUFRESNE ERIN
 Address: 426 CHERRY BROOK ROAD
 City/state: CANTON CT Zip: 06019

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	850	152,370
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas 2,400
Attic	None		Attic size:		
Additions					38,300
Other Features	WB Stks		Unfin	3,500	5,000
Sub-Total					198,070
Grade	C+	Factor	1.0800		213,920
CDU		C&D Factor	1.00		213,920
Depreciation			30 %		149,740
Computed cost value @ 70%					104,820

Location Information			
GIS: 185 0426	Clk Map:		
Parcel: 43	Map: 4-11	Neigh.:	Zone: AR-3 Vol: 368 Page: 481
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	1.04	66,500	
Resident Dwelling	1.00	104,820	
Summary		Utilities	
Total assessments	171,320	Water	Well
Total exemptions		Sewer	Septic
Net assessment	171,320	Gas	None
		Sales ratios	
		Cost/sale :	.9417
		Mkt/sale :	
		Assmt/sale:	.6592

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	1.040	95,000				95,000	66,500
Primary Site		45,302						
1.0400 acres				Total land value			95,000	66,500

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	112	9,000
L Living Area	BSMT Basement addition	112	1,500
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,400
G Garages	FR Attached frame LE 65	528	17,100
P Porches, Patios, Decks	FOFF Frame open first flo	192	8,300
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,000
Total additions			38,300

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Dormer linear f	
Attic	99	None	Full Baths	1
Grade	33	C+	Masonry trim sf	
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Finish bsmt sz	
Basement	01	Full	Addtn'l fixtures	
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	99	None	Whirlpools	1,387
Interior Cond	04	Average	Saunas	
Exterior Cond	04	Average	# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1970				

