

TOWN OF CANTON Residential Property Card

Property at 00308 CHERRY BROOK ROAD

Account 0005650

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Administrative Information
 Owner name: WISHNESKI JAMES D &
 Second name: WISHNESKI MEGHAN A
 Address: 308 CHERRY BROOK ROAD
 City/state: CANTON CT Zip: 06019

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,405	165,720
Basement	Partial > half			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p Saunas	3,600
Attic	None	Attic size:		
Additions				9,000
Other Features		Unfin	3,500	3,110
Sub-Total				181,430
Grade	C	Factor 1.0000		181,430
CDU		C&D Factor 1.00		181,430
Depreciation		30 %		127,000
Computed cost value @ 70%				88,900

Location Information			
GIS: 185 0308	Clk Map:		
Parcel: 13	Map: 4-9	Neigh.:	Zone: AR-3 Vol: 366 Page: 115
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat Amount
Resident Land	.90	66,500	
Resident Dwelling	1.00	88,900	
Summary		Utilities	
Total assessments	155,400	Water Well	
Total exemptions		Sewer Septic	
Net assessment	155,400	Gas None	
		Sales ratios	
		Cost/sale :	.8952
		Mkt/sale :	
		Assmt/sale:	.6266

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	320	6,000
P Porches, Patios, Decks	BPAT Brick/flagstone pati	184	3,000
Total additions			9,000

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.900	95,000				95,000	66,500
Primary Site		39,204						
		.9000 acres		Total land value			95,000	66,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Garage cars	
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	
Grade	30	C	Addtn'l fixtures	200
Garage	99	None	Whirlpools	1,405
Area Over Gar.	99	None	Saunas	# Living Units 1
Basement	03	Partial > half	M/F stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B stacks	
Air Condition	99	None	W/B openings	
Interior Cond	04	Average	Actual Year Built: 1960	
Exterior Cond	04	Average		

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