

TOWN OF CANTON Residential Property Card

Property at 00049 FOREST LANE 2A Account 0006885 Printed 25-Oct-2011 5:57 AM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: COFFIN KEITH
 Second name:
 Address: P.O. BOX 941
 City/state: CANTON CT Zip: 06019

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,064	176,310
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	3,600
Attic	None		Attic size:		
Additions					29,500
Other Features	WB Stks		Unfin	3,500	5,000
Sub-Total					214,410
Grade	C	Factor 1.0000			214,410
CDU		C&D Factor 1.00			214,410
Depreciation		30 %			150,090
Computed cost value @ 70%					105,060

Location Information		Assessments		Exemptions		Last sale	
GIS: 261 0049	Parcel: 127	Map: 8-3	Neigh.: SL	Zone: AR-1	Vol: 370	Page: 136	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 27-Jul-2009	
Resident Land	.50	56,000				Sale price: 249,000	
Resident Excess	.18	380				Sale valid: Y	
Resident Dwelling	1.00	105,060				Values	
Resident Outbldg	1.00	670				Mkt value :	
Summary		Utilities		Sales ratios		Cost value:	231,590
Total assessments	162,110	Water	Well	Cost/sale :	.9301	Mkt/sale :	
Total exemptions		Sewer	Public sewer	Assmt/sale:	.6510		
Net assessment	162,110	Gas	None				

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	220	14,800
G Garages	FR Attached frame LE 65	440	14,700

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.500	80,000				80,000	56,000
Primary Site		21,780						
RES	12	.179	3,000				537	380
Residual		7,797						
.6790 acres				Total land value			80,537	56,380

Total additions 29,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	
Grade	30	C	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	99	None	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1949	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	20.00		C	1,920	50	960
Utility Shed									
Value at 70%			670	Value at 100%			960		

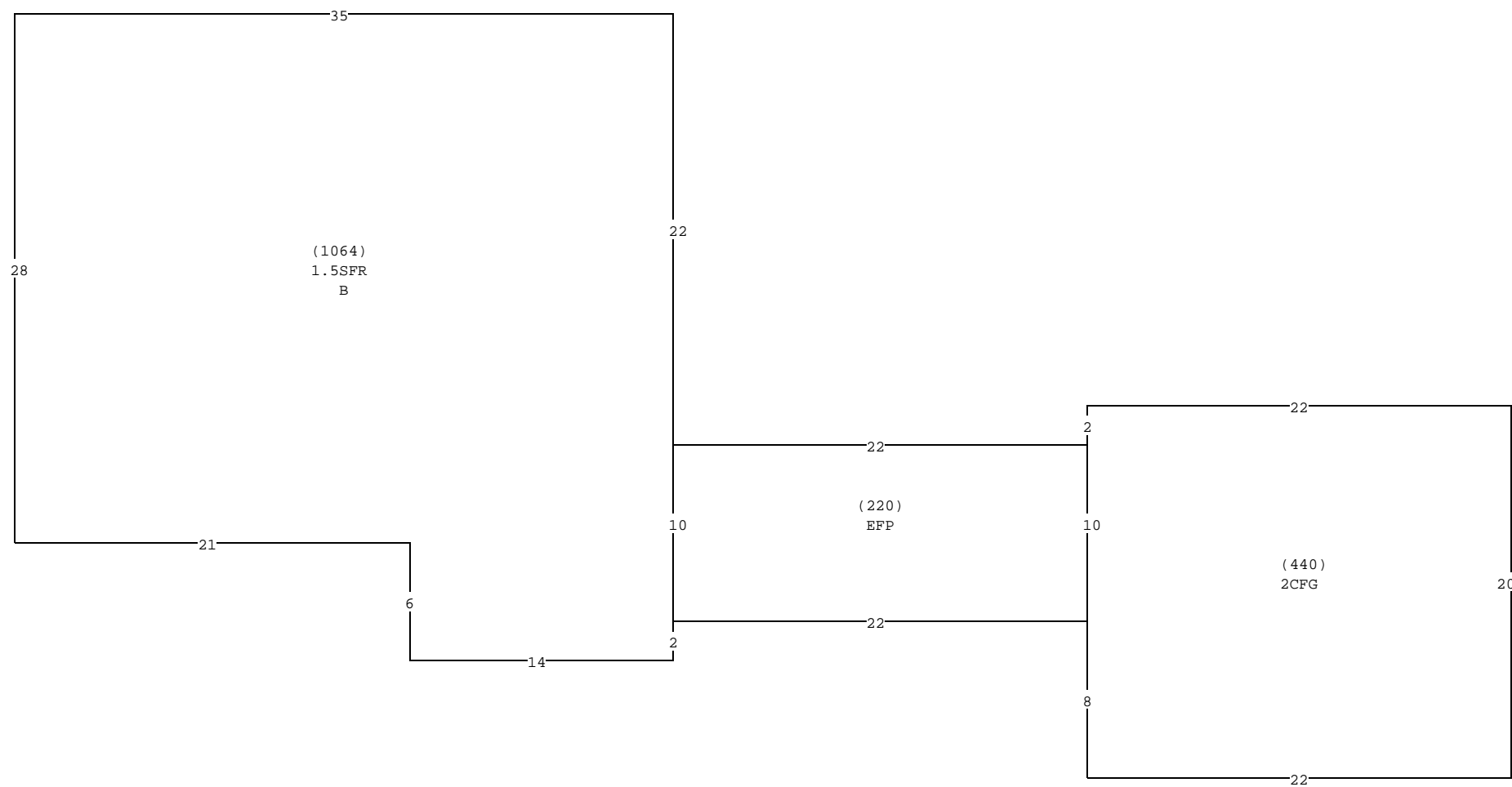
Property at 00049 FOREST LANE

2A

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Notes: REF: SPLIT MAP 2733 - SEE 51 FOREST LANE 359/533
REF: CORRECTING FEED 364/948 S/B .679 ACRE