

TOWN OF CANTON Residential Property Card

Property at 00091 HIGH VALLEY DRIVE

Account 0015466

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Administrative Information	
Owner name:	HOWARD ERIC J &
Second name:	HOWARD KRISTEN D
Address:	91 HIGH VALLEY DRIVE
City/state:	CANTON CT
Zip:	06019

Building Valuation Summary

		Area	
Dwelling	Frame 1 1/2 story w/bsmt	1,535	228,990
Basement	Full with walk		
Heating	Yes A/C No		
Plumbing	3 F/B 1 H/B 1 Add'l fix. Wh/p Saunas		10,100
Attic	None Attic size:		
Additions			58,200
Other Features	WB Stks Unfin 3,500		5,000
Sub-Total			302,290
Grade	B+ Factor 1.3500		408,090
CDU	C&D Factor 1.00		408,090
Depreciation	10 %		367,280
Computed cost value @ 70%			257,100

Location Information					
GIS: 302 0091	Clk Map:				
Parcel: 103-14	Map: 3-10	Neigh.:	Zone: AR-3 Vol: 372 Page: 1198		
Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date:	19-Nov-2009
Resident Land	3.00 94,500			Sale price:	540,000
Resident Excess	.51 1,070			Sale valid:	Y
Resident Dwelling	1.00 257,100			Values	
				Mkt value :	
				Cost value:	503,810
Summary		Utilities		Sales ratios	
Total assessments	352,670	Water Well		Cost/sale :	.9330
Total exemptions		Sewer Septic		Mkt/sale :	
Net assessment	352,670	Gas None		Assmt/sale:	.6531

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	875	27,700
L Living Area	BSMT Basement addition	304	4,000
L Living Area	FRFF Frame first floor	304	24,600
P Porches, Patios, Decks	FOFF Frame open first flo	45	1,900

Total additions 58,200

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	3.000	135,000			135,000	94,500
Primary Site		130,680					
RES	12	.510	3,000			1,530	1,070
Residual		22,216					
		3.5100 acres		Total land value		136,530	95,570

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	07	Attic	Finish bsmt sz	
Basement	04	Full with walk-o	Addtn'l fixtures	1
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition		Unknown	Living area	2,500
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1999				

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