

TOWN OF CANTON Residential Property Card

Property at 00054 DUNNE AVENUE

Account 0016798

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Administrative Information
 Owner name: ALLEN AARON P &
 Second name: MEEHAN MAGGIE K
 Address: 54 DUNNE AVENUE
 City/state: CANTON CT Zip: 06019

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	800	168,330
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					31,900
Other Features			Unfin	3,500	
Sub-Total					202,630
Grade	C+	Factor 1.0800			218,840
CDU		C&D Factor 1.00			218,840
Depreciation		35 %			142,250
Computed cost value @ 70%					99,580

Location Information			
GIS: 231 0054	Clk Map: 01349		
Parcel: 1	Map: 11-2	Neigh.:	Zone: AR-1 Vol: 372 Page: 509
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	.50	56,000	
Resident Excess	.69	1,440	
Resident Dwelling	1.00	99,580	
Summary		Utilities	
Total assessments	157,020	Water	Collinsville
Total exemptions		Sewer	Public sewer
Net assessment	157,020	Gas	None
		Sales ratios	
		Cost/sale :	1.0681
		Mkt/sale :	
		Assmt/sale:	.7477

Land Information					
Type	Use	Acres/SqFt	Rate	Total	Infl Fact
PRIM	11	.500	80,000		
Primary Site		21,780			
RES	12	.688	3,000	2,064	1,440
Residual		29,969			
1.1880 acres				Total land value	82,064
					57,440

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOUF Frame open upper flo	145	3,900
P Porches, Patios, Decks	FOFF Frame open first flo	145	6,200
L Living Area	FRFF Frame first floor	40	3,200
L Living Area	FRFF Frame first floor	128	10,300
L Living Area	OVER Frame Overhang	128	8,300
Total additions			31,900

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	8
Interior Walls	01	Plaster	Garage cars	
Floors	07	Hardwood/Carpeti	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	
Garage	99	None	Whirlpools	Living area 1,768
Area Over Gar.	99	None	Saunas	# Living Units 1
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	
Air Condition	99	None	W/B openings	
Interior Cond	04	Average	Actual Year Built: 1900	
Exterior Cond	04	Average		

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