

TOWN OF CANTON Residential Property Card

Property at 00473 CHERRY BROOK ROAD

Account 0018890

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Administrative Information

Owner name: KING KYLE M &  
 Second name: KING JAMIE  
 Address: 477 CHERRY BROOK RD  
 City/state: CANTON CT Zip: 06019

Location Information

GIS: 185 0473 Clk Map:  
 Parcel: 94 Map: 4-11 Neigh.: Zone: AR-3 Vol: 369 Page: 102

| Assessments       |      | Exemptions |            | Last sale    |                        |
|-------------------|------|------------|------------|--------------|------------------------|
| Assmt category    | Qty  | Amount     | Exempt Cat | Amount       | Sale date: 22-Jun-2009 |
| Resident Land     | 1.40 | 66,500     |            |              | Sale price: 162,000    |
| Resident Dwelling | 1.00 | 102,100    |            |              | Sale valid: N          |
|                   |      |            |            | Values       |                        |
|                   |      |            |            | Mkt value :  |                        |
|                   |      |            |            | Cost value:  | 240,860                |
| Summary           |      | Utilities  |            | Sales ratios |                        |
| Total assessments |      | 168,600    | Water      | Well         | Cost/sale : 1.4868     |
| Total exemptions  |      |            | Sewer      | Septic       | Mkt/sale :             |
| Net assessment    |      | 168,600    | Gas        | None         | Assmt/sale: 1.0407     |

Land Information

| Type         | Use | Acres/SqFt | Rate   | Total            | Infl Fact | Value  | 70% Value |
|--------------|-----|------------|--------|------------------|-----------|--------|-----------|
| PRIM         | 11  | 1.400      | 95,000 |                  |           | 95,000 | 66,500    |
| Primary Site |     | 60,984     |        |                  |           |        |           |
| 1.4000 acres |     |            |        | Total land value |           | 95,000 | 66,500    |

Building Valuation Summary

|                           |         | Area           |        | Value   |  |
|---------------------------|---------|----------------|--------|---------|--|
| Dwelling                  | Frame   | 1 story w/bsmt | 1,285  | 155,350 |  |
| Basement                  | Full    |                |        |         |  |
| Heating                   | Yes     | A/C No         |        |         |  |
| Plumbing                  | 1 F/B   | H/B Add'l fix. | Wh/p   | Saunas  |  |
| Attic                     | Unknown | Attic size:    |        |         |  |
| Additions                 |         |                |        | 38,700  |  |
| Other Features            | WB Stks | Unfin          | 3,500  | 14,320  |  |
| Sub-Total                 |         |                |        | 208,370 |  |
| Grade                     | C       | Factor         | 1.0000 | 208,370 |  |
| CDU                       |         | C&D Factor     | 1.00   | 208,370 |  |
| Depreciation              |         |                | 30 %   | 145,860 |  |
| Computed cost value @ 70% |         |                |        | 102,100 |  |

Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FOFF Frame open first flo | 15   | 600    |
| P Porches, Patios, Decks | CPAT Concrete patio       | 60   | 400    |
| L Living Area            | FRFF Frame first floor    | 156  | 12,600 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 60   | 2,600  |
| G Garages                | FR Attached frame LE 65   | 552  | 17,800 |
| P Porches, Patios, Decks | DECK Wood deck            | 252  | 4,700  |
| Total additions          |                           |      | 38,700 |

Residential Dwelling Information

| Subject                 | Code | Description      | Condominium      |       |
|-------------------------|------|------------------|------------------|-------|
| Style                   | 01   | Ranch            |                  |       |
| Exterior Walls          | 02   | Wood Shingles    |                  |       |
| 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      | 2     |
| Floors                  | 07   | Hardwood/Carpeti | Bedrooms         | 3     |
| Heating System          | 02   | Forced Hot Air   | Unfinished area  |       |
| Fuel                    |      | Unknown          | Dormer linear f  |       |
| Attic                   |      | Unknown          | Full Baths       | 1     |
| Grade                   | 30   | C                | Masonry trim sf  |       |
| Garage                  | 22   | Attached 2 car   | Half Baths       |       |
| Area Over Gar.          | 99   | None             | Finish bsmt sz   |       |
| Basement                | 01   | Full             | Addtn'l fixtures | 600   |
| Bsmt Fin Qual           | 02   | Rec Room w/o air | Whirlpools       | 1,441 |
| Air Condition           | 99   | None             | Saunas           |       |
| Interior Cond           | 04   | Average          | # Living Units   |       |
| Exterior Cond           | 04   | Average          | M/F stacks       |       |
|                         |      |                  | W/B stacks       | 1     |
|                         |      |                  | W/B openings     | 1     |
| Actual Year Built: 1958 |      |                  |                  |       |

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