

TOWN OF CANTON Residential Property Card

Property at 00035 FOREST LANE

Account 0019522

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Administrative Information	
Owner name:	GAUDET KELLY ANNE
Second name:	
Address:	35 FOREST LANE
City/state:	CANTON CT Zip: 06019

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	918	183,470
Basement	Full		
Heating	Yes A/C Yes		5,560
Plumbing	2 F/B 1 H/B 1 Add'l fix. Wh/p Saunas		6,500
Attic	None Attic size:		
Additions			37,400
Other Features	M Stks Unfin 3,500		3,000
Sub-Total			235,930
Grade	B- Factor 1.1700		276,040
CDU	C&D Factor 1.00		276,040
Depreciation	%		276,040
Computed cost value @ 70%			193,230

Location Information					
GIS: 261 0035	Clk Map:				
Parcel: 121	Map: 8-3	Neigh.: SL	Zone: AR-1 Vol: 373 Page: 666		
Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date:	10-Dec-2009
Resident Land	.50 56,000			Sale price:	250,000
Resident Excess	1.20 2,520			Sale valid:	N
Resident Dwelling	1.00 193,230			Values	
Resident Outbldg				Mkt value :	
				Cost value:	359,640
Summary		Utilities		Sales ratios	
Total assessments	251,750	Water	Collinsville	Cost/sale :	1.4386
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	251,750	Gas	CNG	Assmt/sale:	1.0070

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	529	17,100
G Garages	FSF Full-story fin o/gar	212	10,000
L Living Area	AIR Air conditioning	212	500
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,400
P Porches, Patios, Decks	FOFF Frame open first flo	144	6,200
L Living Area	FRFF Frame first floor	27	2,200
Total additions			37,400

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	1.200	3,000			3,600	2,520
Residual		52,272					
1.7000 acres				Total land value		83,600	58,520

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8 Garage cars 2
Interior Walls	02	Drywall	Bedrooms	4 Unfinished area
Floors	07	Hardwood/Carpeti	Family Rooms	1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths	1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	1 Rec Room Size
Grade	37	B-	Whirlpools	Living area 2,075
Garage	22	Attached 2 car	Saunas	# Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks	1
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2008	

Outbuilding Information

Description	Wid Len	Area	Rate	Year Cnd	RCN	Depr	Value
Value at 70%							Value at 100%

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