

TOWN OF CANTON Residential Property Card

Property at 00051 ANDREW DRIVE

Account 0021060

Printed 25-Oct-2011 6:55 AM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: LUNDSTROM PAUL &
 Second name: LUNDSTROM STEPHANIE
 Address: 51 ANDREW DRIVE
 City/state: CANTON CT Zip: 06019

Building Valuation Summary

| | | | | | |
|---------------------------|-------|--------------------|-------------|--------|---------|
| Dwelling | Frame | 2 story w/bsmt | Area | 1,359 | 240,040 |
| Basement | Full | | | | |
| Heating | Yes | A/C Yes | | | 7,270 |
| Plumbing | 2 F/B | 2 H/B 2 Add'l fix. | 1 Wh/p | Saunas | 11,900 |
| Attic | None | | Attic size: | | |
| Additions | | | | | 77,500 |
| Other Features | | | Unfin 3,500 | | 2,000 |
| Sub-Total | | | | | 338,710 |
| Grade | B+ | Factor 1.3500 | | | 457,260 |
| CDU | | C&D Factor 1.00 | | | 457,260 |
| Depreciation | | 10 % | | | 411,530 |
| Computed cost value @ 70% | | | | | 288,070 |

| | | | | | |
|------------------------|-----------|------------|------------|--------------|------------------------|
| GIS: 107 0051 Clk Map: | | Zone: AR-3 | | Vol: 366 | Page: 1131 |
| Parcel: 2-25 | Map: 3-12 | Neigh.: | | | |
| Assessments | | Exemptions | | Last sale | |
| Assmt category | Qty | Amount | Exempt Cat | Amount | Sale date: 14-Apr-2009 |
| Resident Land | 2.00 | 87,500 | | | Sale price: 567,700 |
| Resident Excess | .84 | 1,760 | | | Sale valid: Y |
| Resident Dwelling | 1.00 | 288,070 | | | Values |
| Resident Outbldg | 1.00 | 980 | | | Mkt value : |
| Summary | | Utilities | | Sales ratios | |
| Total assessments | 378,310 | Water | Well | Cost/sale : | .9520 |
| Total exemptions | | Sewer | Septic | Mkt/sale : | |
| Net assessment | 378,310 | Gas | None | Assmt/sale: | .6664 |

Building additions

| Category | Type | Area | Value |
|--------------------------|---------------------------|------|--------|
| G Garages | FRL Attached frame GT 65 | 864 | 27,300 |
| L Living Area | FRUF Frame upper full | 560 | 33,100 |
| L Living Area | OVER Frame Overhang | 22 | 1,400 |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 216 | 14,500 |
| L Living Area | AIR Air conditioning | 582 | 1,200 |
| Total additions | | | 77,500 |

Land Information

| Type | Use | Acres/SqFt | Rate | Total | Infl Fact | Value | 70% Value |
|--------------|-----|--------------|---------|------------------|-----------|---------|-----------|
| PRIM | 11 | 2,000 | 125,000 | | | 125,000 | 87,500 |
| Primary Site | | 87,120 | | | | | |
| RES | 12 | .840 | 3,000 | | | 2,520 | 1,760 |
| Residual | | 36,590 | | | | | |
| | | 2.8400 acres | | Total land value | | 127,520 | 89,260 |

Residential Dwelling Information

| Subject | Code | Description | Condominium | |
|-------------------------|------|------------------|------------------|-------|
| Style | 04 | 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 |
| Interior Walls | 02 | Drywall | Garage cars | 3 |
| Floors | 01 | Hardwood | Bedrooms | 4 |
| Heating System | 02 | Forced Hot Air | Unfinished area | |
| Fuel | 01 | Oil | Dormer linear f | |
| Attic | 99 | None | Full Baths | 2 |
| Grade | 43 | B+ | Masonry trim sf | |
| Garage | 23 | Attached 3 car | Half Baths | 2 |
| Area Over Gar. | 05 | Half Story Finis | Finish bsmt sz | |
| Basement | 01 | Full | Addn'l fixtures | 2 |
| Bsmt Fin Qual | | Unknown | Rec Room Size | |
| Air Condition | 01 | Central Air | Whirlpools | 1 |
| Interior Cond | 05 | Good | Living area | 3,300 |
| Exterior Cond | 05 | Good | # Living Units | 1 |
| | | | M/F stacks | |
| | | | W/B stacks | |
| | | | W/B openings | 1 |
| Actual Year Built: 1999 | | | | |

Outbuilding Information

| Description | Wid | Len | Area | Rate | Year | Cnd | RCN | Depr | Value |
|--------------|-----|-----|---------------|-------|-------|-----|-------|------|-------|
| RS1 Frame | 10 | 14 | 140 | 20.00 | | C | 2,800 | 50 | 1,400 |
| Utility Shed | | | | | | | | | |
| Value at 70% | | 980 | Value at 100% | | 1,400 | | | | |

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