

TOWN OF CANTON Residential Property Card

Property at 00128 HIGH VALLEY DRIVE

Account 0021140

Printed 25-Oct-2011 6:56 AM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: FLYNN MAURICE J &
 Second name: FLYNN CHRISTINE M
 Address: 128 HIGH VALLEY DRIVE
 City/state: CANTON CT Zip: 06019

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,120	209,380
Basement	Full				
Heating	Yes	A/C Yes			6,350
Plumbing	2 F/B	1 H/B 3 Add'l fix.	Wh/p	Saunas	7,500
Attic	None		Attic size:		
Additions					122,000
Other Features	WB Stks		Unfin	3,500	5,000
Sub-Total					350,230
Grade	B	Factor 1.2600			441,290
CDU		C&D Factor 1.00			441,290
Depreciation		10 %			397,160
Computed cost value @ 70%					278,010

Location Information			
GIS: 302 0128	Clk Map:		
Parcel: 72-7	Map: 3-10	Neigh.:	Zone: AR-3 Vol: 366 Page: 1068
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	2.00	94,500	
Resident Excess	.04	80	
Resident Dwelling	1.00	278,010	
Resident Outbldg	1.00	8,790	
Summary		Utilities	
Total assessments	381,380	Water	Well
Total exemptions		Sewer	Septic
Net assessment	381,380	Gas	None
		Sales ratios	
		Cost/sale :	1.1234
		Mkt/sale :	
		Assmt/sale:	.7864

Building additions

Category	Type	Area	Value
G Garages	FSF Full-story fin o/gar	336	15,900
G Garages	FRL Attached frame GT 65	900	28,400
P Porches, Patios, Decks	DECK Wood deck	384	7,200
L Living Area	AIR Air conditioning	336	700
L Living Area	BSMT Basement addition	494	6,400
L Living Area	FRFF Frame first floor	494	39,900
L Living Area	FRUF Frame upper full	368	21,700
L Living Area	AIR Air conditioning	862	1,800
Total additions			122,000

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2,000	135,000			135,000	94,500
Primary Site		87,120					
RES	12	.040	3,000			120	80
Residual		1,742					
		2.0400 acres		Total land value		135,120	94,580

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	40	B	Addtn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good	# Living Units	
Exterior Cond	05	Good	Actual Year Built: 1997	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	36	648	38.76		C	25,116	50	12,560
Value at 70%		8,790	Value at 100%						12,560

