

TOWN OF CANTON Residential Property Card

Property at 00040 FOREST LANE

Account 0023190

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Administrative Information
 Owner name: FISHER RYAN FARRELL &
 Second name: FISHER JESSICA LEIGH
 Address: 40 FOREST LANE
 City/state: CANTON CT Zip: 06019

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	768	143,200
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	3,600
Attic	None	Attic size:			
Additions					3,000
Other Features		Unfin	3,500		
Sub-Total					149,800
Grade	C	Factor 1.0000			149,800
CDU		C&D Factor 1.00			149,800
Depreciation		30 %			104,860
		Computed cost value @ 70%			73,400

Location Information					
GIS: 261 0040		Clk Map:			
Parcel: 61	Map: 8-3	Neigh.: SL	Zone: AR-1	Vol: 370	Page: 5
Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 22-Jul-2009
Resident Land	.50	56,000			Sale price: 205,000
Resident Excess	.49	1,030			Sale valid: Y
Resident Dwelling	1.00	73,400			Values
Resident Outbldg	1.00	450			Mkt value :
					Cost value: 186,970
Summary		Utilities		Sales ratios	
Total assessments		130,880	Water Well		Cost/sale : .9120
Total exemptions			Sewer Septic		Mkt/sale :
Net assessment		130,880	Gas None		Assmt/sale: .6384

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	160	3,000
Total additions			3,000

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	.490	3,000				1,470	1,030
Residual		21,344						
.9900 acres				Total land value			81,470	57,030

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Garage cars	
Floors	07	Hardwood/Carpeti	Bedrooms	2
Heating System	01	Hot Water	Family Rooms	28
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	
Grade	30	C	Addtn'l fixtures	
Garage	99	None	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	# Living Units	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	99	None	W/B stacks	
Interior Cond	05	Good	W/B openings	
Exterior Cond	05	Good	Actual Year Built: 1958	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	8	64	20.00		C	1,280	50	640
Utility Shed									
Value at 70%			450	Value at 100%			640		

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