

TOWN OF CANTON Residential Property Card

Property at 00036 MAPLE AVENUE 38 Account 0028954 Printed 25-Oct-2011 7:33 AM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	CULMONE CATHERINE N
Second name:	
Address:	38 MAPLE AVENUE
City/state:	CANTON CT Zip: 06019

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	672	151,910
Basement	Full		
Heating	Yes A/C No		
Plumbing	2 F/B 1 H/B 1 Add'l fix. Wh/p Saunas		6,500
Attic	Unfinished Attic size: 672		8,406
Additions			108,600
Other Features	Unfin 3,500		
Sub-Total			275,416
Grade	C+ Factor 1.0800		297,450
CDU	C&D Factor 1.00		297,450
Depreciation	30 %		208,220
Computed cost value @ 70%			145,750

Location Information					
GIS: 362 0036	Clk Map:				
Parcel: 8	Map: 10-4	Neigh.:	Zone: AR-1 Vol: 372 Page: 787		
Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date:	09-Nov-2009
Resident Land	.50 66,500			Sale price:	335,000
Resident Dwelling	1.00 145,750			Sale valid:	Y
Resident Outbldg	1.00 11,510			Values	
Resident Excess	.10 210			Mkt value :	
				Cost value:	319,960
Summary		Utilities		Sales ratios	
Total assessments	223,970	Water	Collinsville	Cost/sale :	.9551
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	223,970	Gas		Assmt/sale:	.6686

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	401	17,200
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,400
L Living Area	FRFF Frame first floor	68	5,500
P Porches, Patios, Decks	FOFF Frame open first flo	138	5,900
L Living Area	UATT Unfinished attic	476	5,900
L Living Area	FRUF Frame upper full	476	28,100
L Living Area	FRFF Frame first floor	476	38,400
L Living Area	BSMT Basement addition	476	6,200

Total additions 108,600

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	30	38	1,140	28.85	1890	C	32,889	50	16,440
Block Detach Garage									
Value at 70%			11,510	Value at 100%			16,440		

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.500	95,000				95,000	66,500
Primary Site		21,780						
RES	12	.100	3,000				300	210
Residual		4,356						
.6000 acres				Total land value			95,300	66,710

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	15	Multi-family		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	10 Garage cars 3
Interior Walls	01	Plaster	Bedrooms	3 Unfinished area
Floors	01	Hardwood	Family Rooms	Dormer linear f
Heating System	01	Hot Water	Full Baths	2 Masonry trim sf
Fuel	01	Oil	Half Baths	1 Finish bsmt sz
Attic	02	Unfinished	Addtn'l fixtures	1 Rec Room Size
Grade	33	C+	Whirlpools	Living area 2,364
Garage	33	Detached 3 car	Saunas	# Living Units 2
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1870	

