

TOWN OF CANTON Residential Property Card

Property at 00011 MORGAN ROAD

Account 0030466

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Administrative Information	
Owner name:	WRIGHT EVERLIN E
Second name:	
Address:	11 MORGAN RD
City/state:	CANTON CT Zip: 06019

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	780	111,700
Basement	Full		
Heating	Yes A/C No		
Plumbing	1 F/B 1 H/B Add'l fix. Wh/p Saunas		2,400
Attic	Fully Finished Attic size: 780		19,047
Additions			6,300
Other Features	WB Stks Unfin 3,500		5,000
Sub-Total			144,447
Grade	C+ Factor 1.0800		156,000
CDU	C&D Factor 1.00		156,000
Depreciation	30 %		109,200
Computed cost value @ 70%			76,440

Location Information					
GIS: 377 0011	Clk Map:				
Parcel: 76	Map: 5-6	Neigh.:	Zone: AR-2 Vol: 372 Page: 368		
Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date:	26-Oct-2009
Resident Land	1.00 70,000			Sale price:	239,900
Resident Excess	.20 420			Sale valid:	Y
Resident Dwelling	1.00 76,440			Values	
Resident Outbldg	1.00 840			Mkt value :	
				Cost value:	211,000
Summary		Utilities		Sales ratios	
Total assessments	147,700	Water	Well	Cost/sale :	.8795
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	147,700	Gas	None	Assmt/sale:	.6157

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	48	900
P Porches, Patios, Decks	DECK Wood deck	252	4,700
P Porches, Patios, Decks	DECK Wood deck	36	700
Total additions			6,300

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	1,000	100,000				100,000	70,000
	Primary Site	43,560						
RES	12	.200	3,000				600	420
	Residual	8,712						
1.2000 acres				Total land value			100,600	70,420

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5 Garage cars
Interior Walls	02	Drywall	Bedrooms	3 Unfinished area
Floors	01	Hardwood	Family Rooms	Dormer linear f
Heating System	01	Hot Water	Full Baths	1 Masonry trim sf
Fuel	01	Oil	Half Baths	1 Finish bsmt sz
Attic	01	Fully Finished	Addtn'l fixtures	Rec Room Size
Grade	33	C+	Whirlpools	Living area 1,170
Garage	99	None	Saunas	# Living Units 1
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1976	

Outbuilding Information

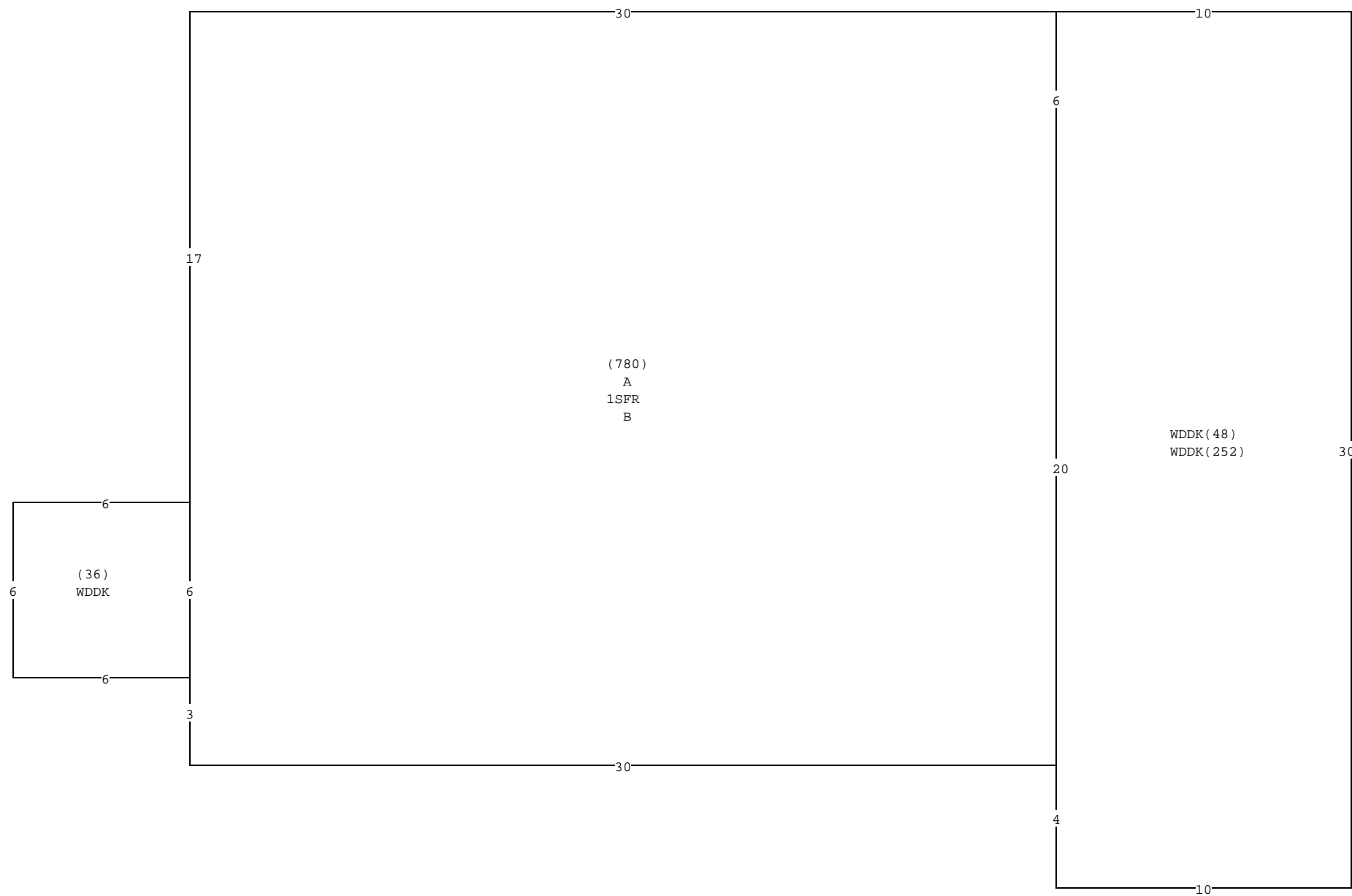
Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	20.00		C	2,400	50	1,200
Utility Shed									
Value at 70%			840	Value at 100%			1,200		

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Notes: NOTE: CORRECTING DEED 266/304