

TOWN OF CANTON Residential Property Card

Property at 00023 CHRISTMAS TREE HILL

Account 0033835

Printed 25-Oct-2011 7:57 AM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: FREKING JOHN P &
 Second name: FREKING ALISSA D
 Address: 23 CHRISTMAS TREE HILL
 City/state: CANTON CT Zip: 06019

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,651	186,990
Basement	Full				
Heating	No	A/C Yes			5,670
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	6,500
Attic	None		Attic size:		
Additions					86,300
Other Features	WB Stks		Unfin	3,500	17,380
Sub-Total					302,840
Grade	C+	Factor	1.0800		327,070
CDU		C&D Factor	1.00		327,070
Depreciation			25 %		245,300
Computed cost value @ 70%					171,710

Location Information			
GIS: 191 0023	Clk Map:		
Parcel: 27	Map: 3-10	Neigh.:	Zone: AR-3 Vol: 366 Page: 567
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	1.50	77,000	
Resident Dwelling	1.00	171,710	
Resident Outbldg	1.00	5,090	
Summary		Utilities	
Total assessments	253,800	Water	Well
Total exemptions		Sewer	Septic
Net assessment	253,800	Gas	None
		Sales ratios	
		Cost/sale :	.9799
		Mkt/sale :	
		Assmt/sale:	.6859

Building additions

Category	Type	Area	Value
L Living Area	FRUF Frame upper full	820	48,400
L Living Area	AIR Air conditioning	820	1,800
P Porches, Patios, Decks	DECK Wood deck	732	13,700
L Living Area	FRFF Frame first floor	28	2,300
L Living Area	BSMT Basement addition	28	400
G Garages	FR Attached frame LE 65	576	18,400
P Porches, Patios, Decks	DECK Wood deck	18	300
L Living Area	OVER Frame Overhang	14	900
L Living Area	AIR Air conditioning	42	100
Total additions			86,300

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	1.500	110,000			110,000	77,000
Primary Site		65,340					
		1.5000 acres		Total land value		110,000	77,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	
Floors	07	Hardwood/Carpeti	Bedrooms	3
Heating System	99	None	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	1
Garage	99	None	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	04	Average	W/B openings	1
Exterior Cond	04	Average	Actual Year Built: 1980	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	28	36	1,008	28.85		C	29,081	75	7,270
Block Detach Garage									
Value at 70%		5,090		Value at 100%		7,270			

