

TOWN OF CANTON Residential Property Card

Property at 00076 ATWATER ROAD 86 Account 1130076 Printed 19-Oct-2011 10:26 PM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	OWENS THOMAS C
Second name:	
Address:	76 ATWATER ROAD
City/state:	CANTON CT
Zip:	06019

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,803	296,990
Basement	Full with walk		
Heating	Yes A/C Yes		9,000
Plumbing	3 F/B 2 H/B 4 Add'l fix. 1 Wh/p Saunas		16,500
Attic	None Attic size:		
Additions			68,600
Other Features	WB Stks Unfin 3,500		5,000
Sub-Total			396,090
Grade	A- Factor 1.4500		574,330
CDU	C&D Factor 1.00		574,330
Depreciation	%		574,330
Computed cost value @ 70%			402,030

Location Information					
GIS:	113 0076	Clk Map:	02514		
Parcel:	1130076	Map:	5-2		
Neigh.:		Zone:	AR-2		
Vol:	369	Page:	346		
Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 29-Jun-2009
Resident Land	.77	122,500			Sale price: 656,000
Resident Dwelling	1.00	402,030			Sale valid: Y
				Values	
				Mkt value :	
				Cost value:	749,330
Summary		Utilities		Sales ratios	
Total assessments	524,530	Water	Collinsville	Cost/sale :	1.1423
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	524,530	Gas	CNG	Assmt/sale:	.7996

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	768	24,300
G Garages	FSF Full-story fin o/gar	384	18,100
L Living Area	AIR Air conditioning	384	800
P Porches, Patios, Decks	FOFF Frame open first flo	156	6,700
P Porches, Patios, Decks	FOFF Frame open first flo	169	7,300
P Porches, Patios, Decks	FOUF Frame open upper flo	169	4,500
L Living Area	BSMT Basement addition	72	900
L Living Area	FRFF Frame first floor	72	5,800
L Living Area	AIR Air conditioning	72	200
Total additions			68,600

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.773	175,000			175,000	122,500
Primary Site		33,672					
.7730 acres				Total land value		175,000	122,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,062
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2005				

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