

TOWN OF CANTON Residential Property Card

Property at 00009 COBB ROAD 59 Account 1940009 Printed 25-Oct-2011 8:28 AM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: GOUYD CHRISTOPHER M &
 Second name: GOUYD MARY K
 Address: 9 COBB ROAD
 City/state: CANTON CT Zip: 06019

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,540	263,250
Basement	Full with walk				
Heating	Yes	A/C Yes			7,980
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas 13,100
Attic	None			Attic size:	
Additions					103,400
Other Features	WB Stks		Unfin	3,500	5,000
Sub-Total					392,730
Grade	A	Factor	1.5500		608,730
CDU		C&D Factor	1.00		608,730
Depreciation			5 %		578,290
			Computed cost value @ 70%		404,800

Location Information		Last sale	
GIS: 194 0009	Clk Map: 02514	Sale date: 11-May-2009	
Parcel: 1940009	Map: 5-2	Neigh.: Zone: AR-2	Vol: 367 Page: 866
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	.77	122,500	
Resident Dwelling	1.00	404,800	
Summary		Utilities	
Total assessments	527,300	Water	Collinsville
Total exemptions		Sewer	Public sewer
Net assessment	527,300	Gas	CNG
		Sales ratios	
		Cost/sale :	1.1770
		Mkt/sale :	
		Assmt/sale:	.8239

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	25,800
G Garages	FSF Full-story fin o/gar	626	29,600
L Living Area	AIR Air conditioning	626	1,300
P Porches, Patios, Decks	FOFF Frame open first flo	40	1,700
L Living Area	BSMT Basement addition	384	5,000
L Living Area	FRFF Frame first floor	384	31,000
L Living Area	AIR Air conditioning	384	800
L Living Area	FRFF Frame first floor	22	1,800
P Porches, Patios, Decks	DECK Wood deck	342	6,400
Total additions			103,400

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.768	175,000			175,000	122,500
Primary Site		33,454					
		.7680 acres		Total land value		175,000	122,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
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	50	A	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Addtn'l fixtures	2
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Living area	4,262
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2005				

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