

TOWN OF CANTON Residential Property Card

Property at 00057 QUEENS PEAK ROAD 16 Account 4370057 Printed 25-Oct-2011 9:11 AM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	SKAKUN YURY
Second name:	
Address:	57 QUEENS PEAK ROAD
City/state:	CANTON CT Zip: 06019

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,558	265,560
Basement	Full		
Heating	Yes A/C Yes		8,050
Plumbing	2 F/B 1 H/B 1 Add'l fix. 1 Wh/p Saunas		9,000
Attic	None Attic size:		
Additions			47,100
Other Features	Mason Trim M Stks Unfin 3,500		26,630
Sub-Total			356,340
Grade	B+ Factor 1.3500		481,060
CDU	C&D Factor 1.00		481,060
Depreciation	5 %		457,010
Computed cost value @ 70%			319,910

Location Information					
GIS: 437 0057	Clk Map: 02360				
Parcel: 4370057	Map: 4-3	Neigh.:	Zone: AR2 Vol: 384 Page: 623		
Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date:	01-Mar-2011
Resident Land	.75 122,500			Sale price:	550,000
Resident Dwelling	1.00 319,910			Sale valid:	Y
Resident Outbldg	1.00 980			Values	
				Mkt value :	
				Cost value:	633,410
Summary		Utilities		Sales ratios	
Total assessments	443,390	Water	Collinsville	Cost/sale :	1.1517
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	443,390	Gas	CNG	Assmt/sale:	.8062

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	742	23,500
G Garages	FSF Full-story fin o/gar	353	16,700
L Living Area	AIR Air conditioning	353	800
P Porches, Patios, Decks	FOFF Frame open first flo	60	2,600
P Porches, Patios, Decks	DECK Wood deck	120	2,200
L Living Area	FRFF Frame first floor	16	1,300
Total additions			47,100

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.750	175,000			175,000	122,500
Primary Site		32,670					
.7500 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	9 Garage cars 3
Interior Walls	02	Drywall	Bedrooms	4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms	1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	2 Masonry trim sf 350
Fuel	02	Natural Gas	Half Baths	1 Finish bsmt sz
Attic	99	None	Addn'l fixtures	1 Rec Room Size 1,100
Grade	43	B+	Whirlpools	1 Living area 3,485
Garage	23	Attached 3 car	Saunas	# Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks	1
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2003	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	20.00	2009	C	2,800	50	1,400
Utility Shed									
Value at 70%			980	Value at 100%			1,400		

