

TOWN OF CANTON Residential Property Card

Property at 00022 RED FOX RUN 12 Account 6020022 Printed 19-Oct-2011 11:17 PM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: LIGATO SAVERIO TRUSTEE &
 Second name: LIGATO JOSEPHINE J TRUSTEE
 Address: 22 RED FOX RUN
 City/state: CANTON CT Zip: 06019

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,414	247,090
Basement	Full with walk				
Heating	Yes	A/C	Yes		7,490
Plumbing	5 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas 23,200
Attic	None			Attic size:	
Additions					213,400
Other Features	WB Stks	Unfin	3,500		25,260
Sub-Total					516,440
Grade	A+	Factor	1.6700		862,460
CDU		C&D Factor	1.00		862,460
Depreciation			5 %		819,340
Computed cost value @ 70%					573,540

Location Information			
GIS:	Clk Map:	02581	
Parcel:	6020022	Map:	3-8
Neigh.:		Zone:	AR-3
Vol:	370	Page:	204
Assessments		Exemptions	
Assmt category	Qty	Amount	
Resident Land	2.00	122,500	
Resident Dwelling	1.00	573,540	
Resident Excess	5.84	6,130	
Summary		Utilities	
Total assessments	702,170	Water	Well
Total exemptions		Sewer	Septic
Net assessment	702,170	Gas	None
		Sales ratios	
		Cost/sale :	1.0671
		Mkt/sale :	
		Assmt/sale:	.7470

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	840	26,500
G Garages	FSF Full-story fin o/gar	666	31,500
L Living Area	AIR Air conditioning	666	1,400
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	FRUF Frame upper full	384	22,700
L Living Area	AIR Air conditioning	384	800
L Living Area	BSMT Basement addition	495	6,400
L Living Area	FRFF Frame first floor	495	40,000
L Living Area	AIR Air conditioning	495	1,100
L Living Area	BSMT Basement addition	120	1,600
L Living Area	FRFF Frame first floor	120	9,700
L Living Area	AIR Air conditioning	120	300
L Living Area	BSMT Basement addition	360	4,700
L Living Area	FRFF Frame first floor	360	29,100
L Living Area	AIR Air conditioning	360	800
Total additions			213,400

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2,000	175,000			175,000	122,500
Primary Site		87,120					
RES	12	5,838	3,000	.50		8,757	6,130
Residual		254,303					
		7.8380 acres		Total land value		183,757	128,630

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	11
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	5
Heating System	07	Hydro Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	53	A+	Full Baths	5
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	04	Full with walk-o	Addtn'l fixtures	3
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	750
Air Condition	01	Central Air	Living area	5,305
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 2006				

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