



PROPERTY LOCATION

No Alt No Direction/Street/City
EAST ST, MOUNT WASHINGTON
Unit #:
Owner 1: ARTHUR + REBECCA BROWN REVOCABLE TR
Owner 2: GARRETT CHRISTIAN + TARA
Owner 3: C/O GARRETT CHRISTIAN + TARA
Street 1: 275 BROOKLAWN TR
Street 2:
Twn/City: FAIRFIELD
St/Prov: CT Cntry Own Occ: N
Postal: 06825 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	160,100	900	34.000	253,600	414,600		
						Entered Lot Size	
						Total Land:	
						Land Unit Type:	
Total Card	160,100	900	34.000	253,600	414,600		
Total Parcel	160,100	900	34.000	253,600	414,600		
Source:	Market Adj Cost	Total Value per SQ unit /Card:		256.88	/Parcel:	256.88	

PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	160,100	900	34.	253,600	414,600	414,600	YER	1/26/2018
2017	101	FV	152,500	900	34.	253,600	407,000	407,000	Year End Roll	5/5/2017
2016	101	FV	166,900	900	34.	253,600	421,400	421,400	Year End Roll	2/11/2016
2015	101	FV	170,900	900	34.	258,800	430,600	430,600	year end roll	1/15/2015
2014	101	FV	170,900	900	34.	258,800	430,600	430,600	Year End	8/7/2014
2013	101	FV	174,000	1000	34.	258,800	433,800	433,800	COMMITMENT	5/30/2013
2012	101	FV	187,300	200	34.	258,800	446,300	446,300	final value	1/12/2012
2011	101	FV	187,300	200	34.	258,800	446,300	446,300	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BROWN ARTHUR S,	1226-299		3/9/2001	CONVIENCE		0	No	No		
GARRETT DONALD	1198 144		8/17/2000	CONVIENCE		0	No	No		
	436-199		2/6/1963			0	No	No		

NARRATIVE DESCRIPTION

This Parcel contains 34. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1987, Having Primarily TEX 111 Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2011	MEASURED	316	EVAN

Sign: VERIFICATION OF VISIT NOT DATA

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		130680		SQUARE FE SITE			0	1.11	1.000	MW									145,055						145,100	
101	ONE FAM		31		ACRES EXCESS			0	3,500.	1.000	MW									108,500						108,500	

Total AC/HA:	34.0000	Total SF/SM:	1481040.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	MT WASH	Total:	253,555	SpI Credit	Total:	253,600
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EXTERIOR INFORMATION

Type: 19 - RANCH
 Sty Ht: 1 - 1
 (Liv) Units: 1 Total: 1
 Foundation: 1 - CONCRETE
 Frame: 1 - WOOD
 Prime Wall: 19 - TEX 111
 Sec Wall: %
 Roof Struct: 1 - GABLE
 Roof Cover: 1 - ASPHALT
 Color: GRAY
 View / Desir:

GENERAL INFORMATION

Grade: C+ - AVG. (+)
 Year Blt: 1987 Eff Yr Blt:
 Alt LUC:
 Jurisdict:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD
 Prim Int Wal: 1 - DRYWALL
 Sec Int Wall: %
 Partition: T - TYPICAL
 Prim Floors: 4 - CARPET
 Sec Floors: %
 Bsmnt Flr:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 3 - ELECTRIC
 Heat Type: 6 - ELECTRC BB
 # Heat Sys: 1
 % Heated: 100 % AC:
 Solar HW: NO Central Vac: NO
 % Com Wal: % Sprinkled

BATH FEATURES

Full Bath 2 Rating: AVERAGE
 A Bath: Rating:
 3/4 Bath: Rating:
 A 3QBth Rating:
 1/2 Bath: Rating:
 A HBth: Rating:
 OthrFix: Rating:

OTHER FEATURES

Kits: 1 Rating: AVERAGE
 A Kits: Rating:
 Frpl: 1 Rating: AVERAGE
 WSFlue: Rating:

CONDO INFORMATION

Location:
 Total Units:
 Floor:
 % Own:
 Name:

DEPRECIATION

Phys Cond: AV - Average 21.0 %
 Functional: %
 Economic: %
 Special: %
 Override: %
 Total: 21.8 %

CALC SUMMARY

Basic \$ / SQ: 96.00
 Size Adj.: 1.01728630
 Const Adj.: 0.96049803
 Adj \$ / SQ: 93.802
 Other Features: 17400
 Grade Factor: 1.12
 Neighborhood Inf: 1.04999995
 LUC Factor:
 Adj Total: 204711
 Depreciation: 44627
 Depreciated Total: 160084

COMMENTS

Empty comment box.

RESIDENTIAL GRID

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
1st Res Grid	Desc:	Line 1										# Units 1
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	2	HB					

REMODELING

Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

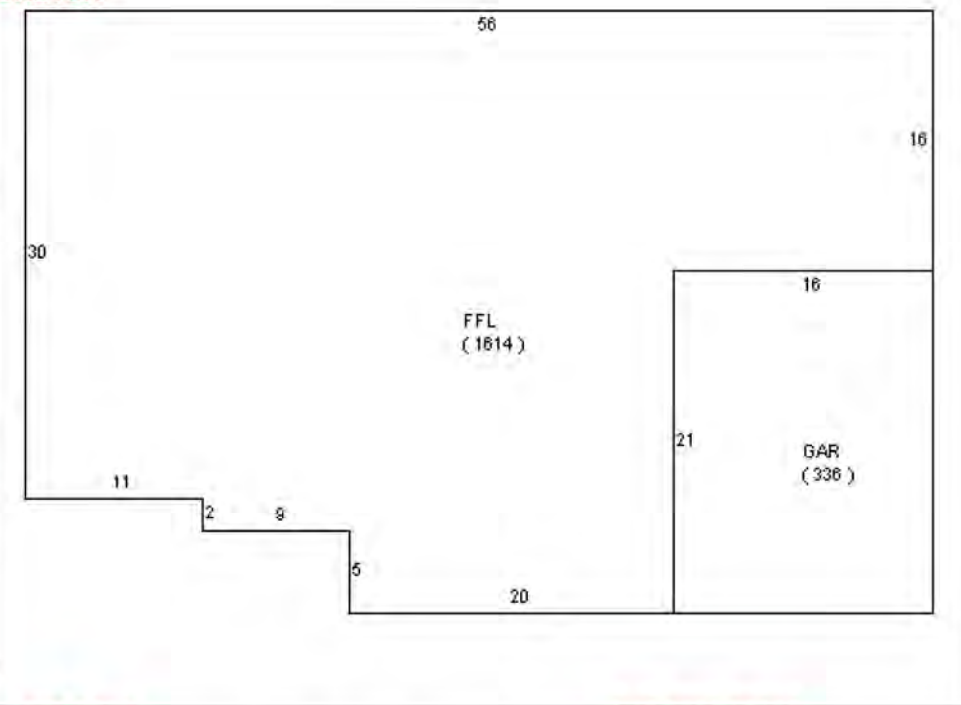
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	Val/Su Fin:	99.19		
Special Features: 0	Val/Su Net:	82.10		
Final Total:	160100	Val/Su SzAd:	99.19	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,614	93.800	151,396
GAR	GARAGE	336	15.710	5,278
Net Sketched Area: 1,950		Total:	156,674	
Size Ad	1614	Gross Area	1950	FinArea 1614

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	PATIO	D	Y	1	15X20	A	AV	2000	4.08	T	30	101			900			900

PARCEL ID 807

IMAGE

