

Administrative Information

Owner name: ROZVADOWSKAYA ZHANNA H  
 Second name:  
 Address: 265 NEWINGTON ROAD  
 City/state: WEST HARTFORD CT Zip: 06110

Location Information

Map: 009 Clerk map:  
 Lot: 3580032 Neigh.: Zone: R40 Vol: 608 Page: 510

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	30-Dec-2004
Resident Land	2.00	77,000			Sale price:	250,000
Resident Excess	.24	1,260			Sale valid:	
Resident Dwelling	1.00	69,570			Values	
					Mkt value :	
					Cost value:	211,190
Summary			Utilities		Sales ratios	
Total assessments		147,830	Water	Well	Cost/sale :	.8448
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		147,830	Gas		Assmt/sale:	.5913

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	110,000	110,000			110,000	77,000
Primary Site		87,120						
RES	12	.240	7,500	1,800			1,800	1,260
Residual		10,454						
2.240 acres				Total land value			111,800	78,260

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Garage cars	
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	
Grade	30	C	Addtn'l fixtures	
Garage	99	None	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	99	None	W/B openings	1
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1950	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,142	142,990
Basement	Full			
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				4,900
Other Features	WB Stks	Unfin	3,500	5,000
Sub-Total				152,890
Grade	C	Factor 1.0000		152,890
CDU		C&D Factor 1.00		152,890
Depreciation		35 %		99,380
Computed cost value @ 70%				69,570

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	190	3,600
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,300
Total additions			4,900

