Dullin Herta M
436 UTSONATI LN
14669520

Parcel ID: 8583-70-5863-000
PLAT: / UNIQ ID 27896
ID NO: T361O01012 04 MS.04
SPLIT FROM ID

COUNTY TAX (100), CONN FIRE TAX (100)
Reval Year: 2025 Tax Year: 2025 U14 L005 UTSONAT LANE
Appraised By 14 on 01/01/2025 30250 CONNESTEE GOLF COURSE

CARD NO. 1 of 1
1.0000 LT
TW-04 CI- FR-

SRC= Inspection
EX- AT- LAST ACTION 20250210

CONSTRUCTION DETAIL	
Foundation	3
Continuous Footing	5.00
Sub Floor System	4
Plywood	9.00
Exterior Walls	10
Aluminum/Vinyl Siding	31.00
Exterior Walls	13
Stucco on Tile or Wood Frame	0.00
Roofing Structure	06
Irregular/Vaulted	14.00
Roofing Cover	03
Asphalt or Composition Shingle	3.00
Interior Wall Construction	5
Drywall/Sheetrock	20.00
Interior Floor Cover	12
Hardwood	12.00
Interior Floor Cover	14
Carpet	0.00
Heating Fuel	04
Electric	1.00
Heating Type	10
Heat Pump	4.00
Air Conditioning Type	03
Central	4.00
Bedrooms/Bathrooms/Half-Bathrooms	
3/2/0	12.000
Bedrooms	
BAS - 3 FUS - 0 LL - 0	
Bathrooms	
BAS - 2 FUS - 0 LL - 0	
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	115.000

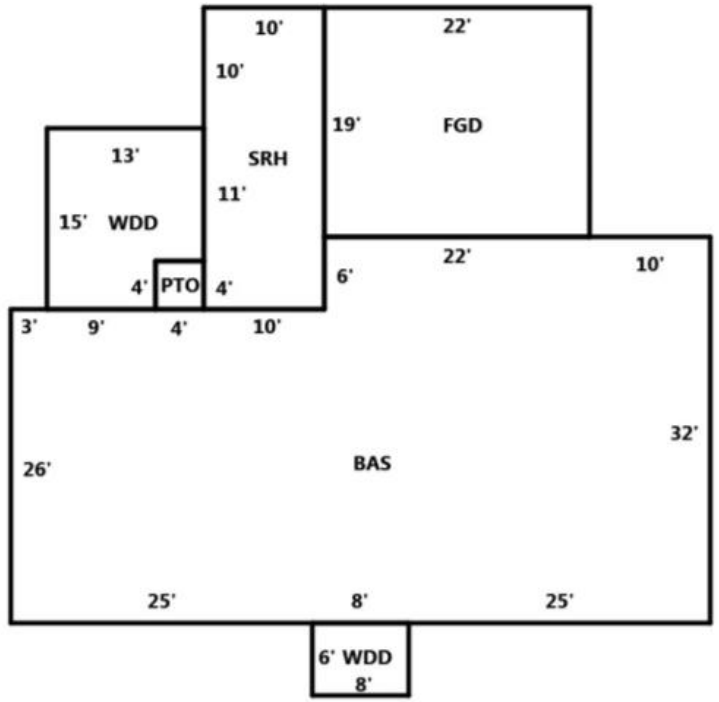
BUILDING ADJUSTMENTS			
Quality	4	Above Average	1.20
Shape/Design	3	SLIGHT IRR	1.10
Size	Size	SIZE	0.82
TOTAL ADJUSTMENT FACTOR			1.080
TOTAL QUALITY INDEX			124

MARKET VALUE								
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	
01	01	2,588	124	228.16	596478	2005	1995	

DEPRECIATION	
NORM	0.20000
% GOOD	80.0

TYPE: SINGLE FAMILY RESIDENTIAL
STYLE: 1 - 1.0 Story

SINGLE FAMILY RESIDENTIAL



CORRELATION OF VALUE	
CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	477,180
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	60,000
TOTAL MARKET VALUE - CARD	537,180
TOTAL APPRAISED VALUE - CARD	537,180
TOTAL APPRAISED VALUE - PARCEL	537,180
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	537,180

PRIOR APPRAISAL	
BUILDING VALUE	243,900
OBXF VALUE	0
LAND VALUE	40,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	283,900

PERMIT		
CODE	DATE	NO.

ROUT: 069WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
00369	0614	11	1993	WD	Q	V	7,000
00423	0136	10	1997	WD	X	I	155,000

HEATED AREA 2,730

NOTES

20133
96-118
97-102
PICTURE AVAILABLE

SUBAREA			
TYPE	GS AREA	PCT	RPL CS
BAS	1,700	100	387872
FGD	418	045	42894
OEB*	780	055	97881
PTO	16	005	228
SRH	250	090	51336
WDD	227	020	10267
FIREPLACE	3 - 1 Story Single		6,000
SUBAREA TOTALS	3,391		596,478

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE															

BLDG DIMENSIONS BAS=E25N32W10W22S6W10W13W3S26E25E8Area:1700;FGD=N19E22S19W22Area:418;SRH=E10S19S6W10N4N11N10Area:250;PTO=W4N4E4S4Area:16;WDD=N15E13S11W4S4W9Area:179;WDD=S6W8N6E8Area:48;OEB=Area:780;TotalArea:3391

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SFR GOLF	0123		0	0	1.0000	0	1.0000			60,000.00	1.000	LT	1.000	60,000.00	60000	0	
TOTAL MARKET LAND DATA															60000		
TOTAL PRESENT USE DATA																	