

REAL ESTATE ASSESSMENT NOTICE

ASSESSOR'S OFFICE

TOWN OF CORNWALL

ASSESSMENT YEAR OF 2021

DATE OF ISSUE: 09/14/2021

UNIQUE ID: 98100765
DISTRICT: S

MACCHIAROLI ANTHONY
PO BOX 613
BANTAM, CT 06750

PROPERTY LOCATION: 85 COOK RD
MAP/BLOCK/LOT: C02 02 11

IMPORTANT INFORMATION

PURSUANT TO THE PROVISION OF SECTION: 12-55. OF THE GENERAL STATUTES OF THE STATE OF CONNECTICUT, YOU ARE HEREBY NOTIFIED THAT THE ASSESSOR HAS ASSESSED THE ABOVE LISTED PROPERTY IN THE TAX RECORDS.

	Gross
THE CURRENT ASSESSED VALUE IS:	101,700
LAST YEAR'S ASSESSED VALUE WAS:	87,430

THIS IS NOT A BILL

SEC. 12-111 C.G.S. REQUIRES WRITTEN REQUEST FOR AN APPEAL HEARING TO BE FILED ON OR BEFORE 02/20/2022 WITH THE BOARD OF ASSESSMENT APPEALS, WHICH MEETS IN MARCH.

TOWN OF CORNWALL
PO BOX 97
CORNWALL, CT 06753-0097
(860) 672-2703

TOPO.	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT Code	Appraised Value	Assessed Value
				RES LAND	1-1	23,500	16,500
				RES EXCES	1-2	76,000	53,200
				DWELLING	1-3	45,700	32,000
SUPPLEMENTAL DATA					Total	145,200	101,700

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
MACCHIAROLI ANTHONY	125/ 230	01/28/2021	U	I	80,000	0	2021	1-1	16,500	2020	1-1	13,200
JP MORGAN CHASE BANK NA	121/ 302	02/11/2019	U	V	370,000		2021	1-2	53,200	2020	1-2	98,700
WOODBURY MOUNTAIN LLC	093/ 708	07/15/2002	U	V			2021	1-3	32,000	2020	1-3	6,500
MCLELLAND JAMES F III	055/ 203	06/26/1979	Q				Total:		101,700	Total:		118,400

EXEMPTIONS
 Description
 Amount
 Code
 Number
 Comm. Int.

OTHER ASSESSMENTS
 Description
 Amount
 Code
 Number
 Comm. Int.

ASSESSING NEIGHBORHOOD
 NBHD/ SUB
 Street Index Name
 Tracing
 Batch

NOTES
 2021 SPLIT OFF FROM 75.06 AC PARCEL-
 NOW 13 AC PER DEED 125/230
 TRANSFER THOUGHT TO BE A FIRST SPLIT
 WAITING FOR OFFICIAL TITLE SEARCH, MAP
 AND ZONING APPROVAL
 2021 VIRTUAL TOUR CHANGES

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									06/08/2021			KJ	08	virtual tour

B #	Use Code	Use Description	Zone D	Front Depth	Units	Unit Price	Factor S.A.	Acre Disc	C. ST. Factor	Adj.	Notes-Adj	Special Pricing		S Adj Fact	Land Value
												Spec Use	Spec Calc		
1	1-1	BUILDING LOT	R-5		5.00 AC	16,800.00	0.2798	1	1.0000	1.00	0.00	VERY REAR LAND		1.00	23,500
1	1-2	EXCESS ACRES	R-5		8.00 AC	10,000.00	1.0000	0	0.9500	1.00	0.00			1.00	76,000
Total Card Land Units: 13.00 AC															
Parcel Total Land Area: 13 AC															
Total Land Value: 99,500															

NET TOTAL APPRAISED PARCEL VALUE
 145,200

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 45,700
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 0
 Appraised Land Value (Bldg) 99,500
 Special Land Value 0
 Total Appraised Parcel Value 145,200
 Valuation Method: C
 Adjustment: 0

VISIT/ CHANGE HISTORY
 Date 06/08/2021
 Type
 IS KJ
 ID
 Cd 08
 Purpose/Result virtual tour

BUILDING PERMIT RECORD
 Amount
 Insp. Date
 % Comp.
 Date Comp.
 Comments

LAND LINE VALUATION SECTION
 Unit Price
 Factor S.A.
 Acre Disc
 C. ST. Factor
 Adj.
 Notes-Adj

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Element	Cd.	Ch.						
Description		Description	Description								
Style	36	Camp									
Model	01	Residential									
Grade	05	C									
Stories	1	1 Story									
Occupancy	1	Vertical									
Exterior Wall 1	05										
Exterior Wall 2											
Roof Structure	03	Gable/Hip									
Roof Cover	03	Asph/F Glis/Cmp									
Interior Wall 1	05	Drywall/Sheet									
Interior Wall 2											
Interior Flr 1	12	wood									
Interior Flr 2											
Heat Fuel	04	Electric									
Heat Type	07	Electr Basebrd									
AC Type	01	None									
Total Bedrooms	03	3 Bedrooms									
Total Bthrms	1										
Total Half Baths	0										
Total Xtra Fixtrs											
Total Rooms	4	4 Rooms									
Bath Style	02	Average									
Kitchen Style	02	Average									
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)											
Code	Description	Sub	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr Value
BAS	First Floor		768								47,664
EAF	Attic, Expansion, Finished		192								11,916
FEP	Porch, Enclosed, Finished		0								1,862
FOP	Porch, Open, Finished		0								1,614
WDK	Wood deck		0								5,151
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value					
BAS	First Floor	768	768	384		47,664					
EAF	Attic, Expansion, Finished	192	384	50		11,916					
FEP	Porch, Enclosed, Finished	0	0	132		1,862					
FOP	Porch, Open, Finished	0	0	490		1,614					
WDK	Wood deck	0	0			5,151					
Ttl. Gross Liv/Lease Area:		960	1,824			68,206					

