

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID					LOCATION						
SAMPSON HUGH & ANNE S 409 WEST LYON FARM DR GREENWICH, CT 06831										16J-17A-D14-0					53 RACCOON RUN						
										TRANSFER HISTORY					DOS		T	SALE PRICE		BK-PG (Certs)	
										SAMPSON HUGH & ANNE S					12/27/2012		A	1 (199224)			
										SAMPSON HUGH & ANNE S					12/27/2012		A	261,000 (199224)			
										CARY CHARLES II & ANNE S					12/27/2012		A	1 (199223)			
CD	T	AC/SF/UN		Nbhd		Infl1		Infl2		ADJ BASE		SAF	Infl3		Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000		NC	1.00	100	1.00	100	1.00	1,245,600		1.00	100	1.00	WV8	4.80		1,143,800			
300	A	0.001		NC	1.00	10	0.10	100	1.00	6,528		1.00	100	1.00	WV8	4.80		1			

TOTAL	40,038 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	N O T E	Gd Marsh&ocean View Topo/WET			LAND	1,143,800	1,110,300
Inf1	100		BUILDING	609,200	598,100			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,753,000	1,708,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



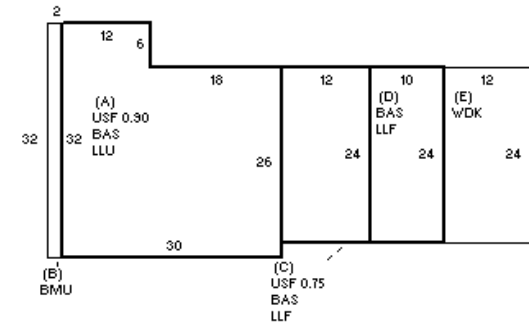
BUILDING	CD	ADJ	DESC	MEASURE	3/12/2014	MR
MODEL	1		RESIDENTIAL			
STYLE	4	1.05	CAPE [100%]	LIST	5/17/2016	APK
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	5/17/2016	APK

BLDG COMMENTS

ROOM COUNTS ESTIMATED

LLF=FR/2BR/BATH

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	
13-650	12/05/2013	2	Additions	650,000	04/23/2015	MW	100	100	
13-562	10/21/2013	5	Demolitions	10,000	03/12/2014	MR	100	100	
	05/16/2008	50	Meas & List			RRC	100	100	



YEAR BLT	2013	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	628,059		
NET AREA	2,891	DETAIL ADJ	1.080	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UN	852		105.55	89,928	CONDITION ELEM	CD		
\$NLA(RCN)	\$217	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,380	2013	186.91	257,940	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	983	2013	158.70	156,000	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	BMU	N	BSMT UNFINISHED	64		69.73	4,463	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	+	LLF	L	LOWER LEVEL FIN	528	2013	137.80	72,757	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	288		44.95	12,946	HEAT	A		
				HEATING/COOL	9	WARM/COOL AIR	1.03	BMG	O	BSMT GARAGE	2		2,133.60	4,267	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	F22	O	FPL 2S 2OP	1		11,195.70	11,196					
								ODS	O	OUT DOOR SHWR-A	1		1,137.70	1,138					
CAPACITY				UNITS	ADJ														
STORIES		1.9	1.00																
ROOMS		6	1.00																
BEDROOMS		3	1.00																
FULL BATHS		3	1.00																
1/2 BATHS		1	1.00																
FIXTURES		13	\$17,425																
UNITS		1	1.00																
EFF.YR/AGE																		2013 / 3	
COND																		3 3 %	
FUNC																		0	
ECON																		0	
DEPR																		3 % GD 97	
RCNLD																		\$609,200	