

LEGAL

LAND

CURRENT OWNER										PARCEL ID					LOCATION						
KNAUS DAVID M & HELEN E 7 DAN BEARD LN REDDING, CT 06896										14K-14B-W2B-0					52 SHELL DR						
										TRANSFER HISTORY					DOS		T	SALE PRICE		BK-PG (Cert)	
										KNAUS DAVID M & HELEN E					09/15/2009		QS	1,500,000		(189530)	
										CORINNE B JOHNSON REV TRU					01/26/2000		A	1		(156410)	
JOHNSON CORRINE B					11/04/1999		J	300,000		(155428)											
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	973,125		1.00	100	1.00	WV7	3.75		893,60			
300	A	0.891		NC	1.00	50	0.50	100	1.00	25,500		1.00	100	1.00	WV7	3.75		22,72			

TOTAL	1.809 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	N O T E	Occur And Common Beach/Wetland/road/shape			LAND	916,300	916,300
Inf1	100		BUILDING	354,200	325,900			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,270,500	1,242,200			

[illegible]

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL			
STYLE	4	1.05	CAPE [100%]	LIST		
QUALITY	+ 1.20		PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	1/16/2013	MR

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	426,698			
NET AREA	1,556	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	+	BMF	N	BSMT FINISH-SEP	1,020	1998	71.28	72,706	CONDITION ELEM		CD		
\$NLA(RCN)	\$274	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,164		171.74	199,910	EXTERIOR				
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	28		50.06	1,402	INTERIOR				
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	WDK	N	WOOD DECK	326		38.40	12,518	KITCHEN				
				FLOOR COVER	14	HARDWD/ASPH TL	1.00	D	AGR	N	ATTACHED GARAGE	528	51.12	26,993	BATHS					
				INT. FINISH	2	DRYWALL	1.00	D	USU	N	UPPER STORY UNF	264	87.55	23,113	HEAT					
				HEATING/COOL	2	HOT WATER	1.00	E	BMU	N	BSMT UNFINISHED	84	59.44	4,993	ELECT					
				FUEL SOURCE	2	GAS	1.00	+	USF	L	UP-STRY FIN	392	1998	145.75	57,134					
								G	CRL	N	CRAWL SPACE	60		0.00		EFF.YR/AGE		2000 / 17		
									F11	O	FPL 1S 1OP	1		4,917.60	4,918	COND		17 17 %		
									F21	O	FPL 2S 1OP	1		6,823.20	6,823	FUNC		0		
									GFP	O	GAS LOG/FP/E FP	1		4,092.00	4,092	ECON		0		
																DEPR	17 % GD	83		
																RCNLD	\$354,200			

