S1/2 OF SW1/4.

DC 1458-2095, DC 1458-2096, PB 1

COLE RORY/COLE TOBY
304 CREAM HILL RD
WEST CORNWALL, CT 06796

2027

06-6S-16-03782-000

BUILDING CHARACTERISTICS

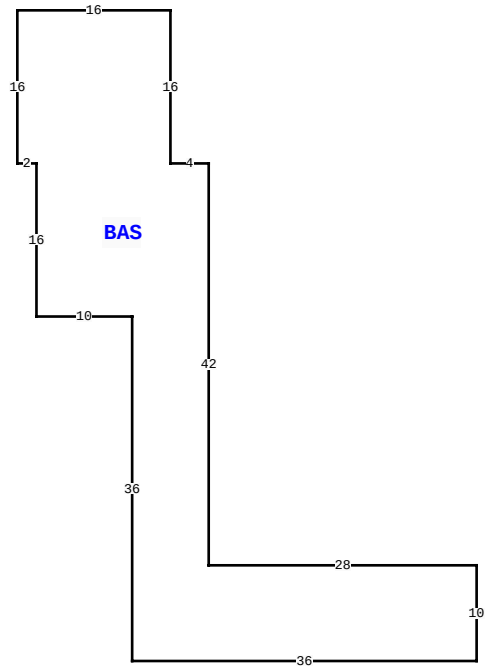
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,112	100		1,112	48,038
TOTALS	1,112			1,112	48,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,112	60.4200	66.46	73,904	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1112 HX Base Yr



BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	48,038
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	440,000
TOTAL MARKET VALUE	75,737
SOH/AGL Deduction	0
ASSESSED VALUE	75,737
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,737
TOTAL JUST VALUE	488,038
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	488,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/2065	2/17/2022	PB	U	I	18	0

GRANTOR: COLE THEODORA

GRANTEE: COLE RORY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S16 E2 S16 E10 S36 E36 N10 W28 N42 W4 N16$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	79.00	AC		1.00	1.00	1.00	281.00	281.00	22,199							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	79.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	434,500							

REVIEW DATE 05/04/2026 BY JB Total Acres: 80.00 Total Land Value: 27,699 Market: 434,500 Agricultural: 22,199 Common: 5,500 PRINTED 11/17/2026 BY SYS