OWNER: LASTON, STUART & LONA

LAND SIZE	REAR	TRI. %	EFFECTIVE FRONTAGE	DEPTH FACTOR	FRONTAGE FACTOR	VALUE @ $1 FF.	UNIT PRICE	TOTAL	DEPR.	SOUND VALUE	BOARD OF TAX REVIEW	ADJ. FAC.
15 x 90 AV	15	-	15	.831		12.47						
10 x 83 AV	10	-	10	.803		8.03						
0 x 80	35	35	12	.790		9.48				1800		
						29.98	60	1800	—	TOTAL VALUE LOT		70
ACRES AS TAKEN FROM REVERSE SIDE										TOTAL VALUE ACREAGE		
										TOTAL VALUE LAND		

BUILDINGS		TYPE	AGE	CONDITION E-G-F-P	REPL. COST	DEPR.	SOUND VALUE	BOARD OF TAX REVIEW	ADJ. FAC.
STORE & TEN.	FR	C	Rem. '62	F	21360	45	11750		70

OUT BLDG.	CONST.	ROOF	FLOOR	O.H.D.	STY.	SIZE	UNIT							
3L GAR	Conc Blk	Flat	Conc	OPEN	1-0	20x30	C 1.76		AV	1180	25	890		70

MAIN BUILDING CONSTRUCTION — EX. GOOD FAIR POOR

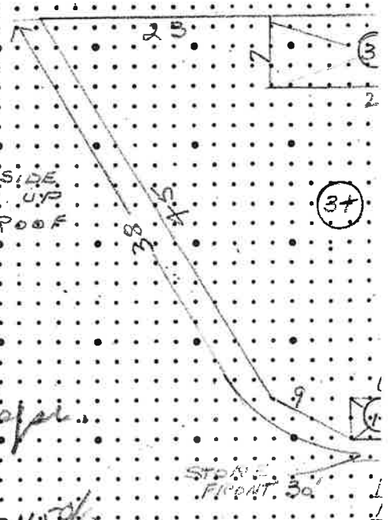
TYPE		ROOF SHAPE		FLOORS	
ONE FAMILY		GABLE		CEMENT CELLAR	
2 FAMILY & STORE	✓	HIP		DIRT CELLAR	✓
NO. OF ROOMS		FLAT	✓	HARDWOOD	
BSMT.	2ND. 4	GAMBREL		PINE	✓
1ST. 2	3RD. 4	MANSARD		SINGLE	
		DORMERS		CONCRETE	
APARTMENT		FULL DORMER		AS.-RUB. TILE	
STORE & 2 Fam	X				
FACTORY		EXTERIOR WALLS		HEATING	
HOTEL		CLAPBOARDS		RADIANT	
OFFICES		WD. SHINGLE		HOT WATER	
WAREHOUSE		ASP. SHINGLE		STEAM OR VAPOR	
COMM. GARAGE		ASB. SHINGLE	✓	HOT AIR	
GAS STATION		WD. SIDING		FORCED HOT AIR	
		ASP. SIDING		PIPELESS	✓
FOUNDATION		ASB. SIDING		UNIT HEATERS	
CONCRETE	✓	METAL SIDING		AIR CONDIT.	
CON.-CIND. BLK.		COM. BR. VEN.		O.-G. BUR.-~~STOKER~~	✓
BRICK-STONE		FACE. BR. VEN.		NO HEAT	
POSTS		SOLID BRICK			
CELLAR AREA FULL	✓	STONE ON T-BLK.		PLUMBING	
PART CELLAR		STUCCO ON FR.		BATH COMPL. 3 FIX.	2
NO CELLAR		STUCCO ON C. BLK.		BATH TILED 3 FIX.	
		STUCCO ON BR.-TILE		TOILET RM. 2 FIX.	1
ROOFING		CON.-CIND. BLK.		T.R. TILED 2 FIX.	
ASPH. SHINGLES		INSUL.		W.C.	
WOOD SHINGLES				SINK	
ASBES. SHINGLES		INTERIOR FINISH		URINAL	
SLATE		PLASTER	✓	BRADLEY	
TILE		WALLBOARD		SHOWER	
METAL		PANEL RMS.		NO PLUMBING	
COMP.	✓	ATTIC ROOMS		EXTRAS	
BUILT UP		BSMT. ROOMS		NO LIGHTING	
INSUL.		FIREPLACE		SPRINKLER	
				ELEVATOR	

STY.	DIMENSIONS	SQ. FT.	UNIT	REPLACEMENT
3+	(22 x 35)(20x23)	1230	14.77	18170
		Heat	.31	380
		PIB.		1400
OP3-	23 x 7	N2	5.10	790
		duct	.50	620
	PRICED AS 2 Sty.			
	B'MENT—ATTIC ROOMS			
	INSULATION			
	FIREPLACE			
	EARTH CELLAR			
	HEATING			
	O.-G. BUR.—STOKER			
	PLUMBING—TILING			
	TOTAL REPLACEMENT COST			21360

DATE	INSPECTOR
5/6/68	RP & [illegible]

TOTAL LAND AND BUILDINGS:

$55 RENT. NO HEAT 2ND OR 3RD



1st 25%
2nd 45% } Depr.
3rd 65%

135 ÷ 3 = 45%

THE VALUATION ASSOCIATES, CANTERBURY, C

CARD	STREET: #	TOWN	VILLAGE	MAP	BLOCK	PARCEL	DEV. MAP	DEV. LOT NO.
2	23 ~~Fountain Place~~ P.T. Barnum SQ & Main St			22	33	1		
	OWNER: Easton, Stuart & Ilona			28	33	8	#4 M31	

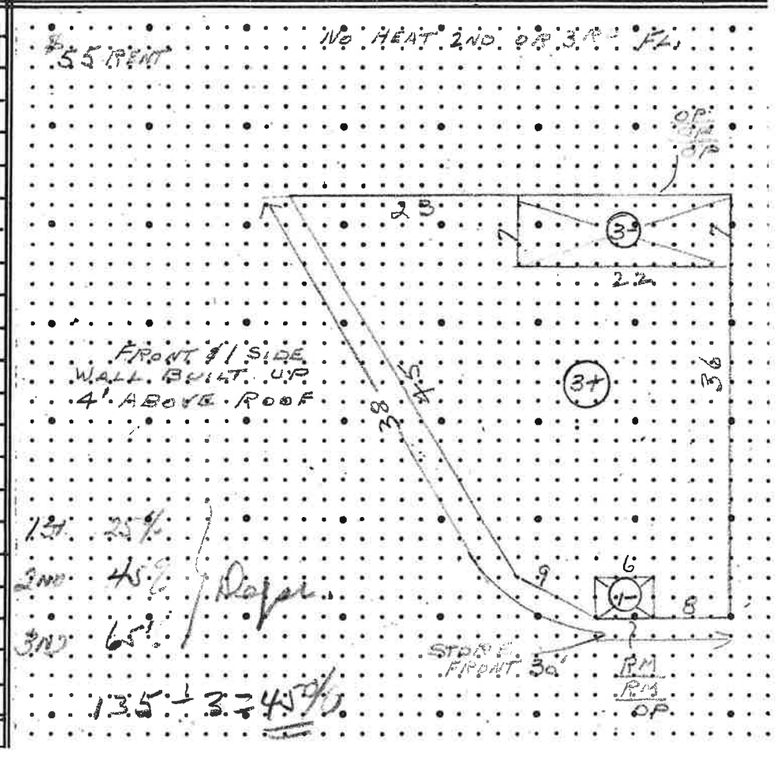
SIZE	REAR	TRI. %	EFFECTIVE FRONTAGE	DEPTH FACTOR	FRONTAGE FACTOR	VALUE @ $1 FF.	UNIT PRICE	TOTAL	DEPR.	SOUND VALUE	BOARD OF TAX REVIEW	ADJ. FAC.	NET VALUE
20 Av	15	-	15	.831		12.47							
83 Av	10	-	10	.803		8.03							
20	35	35	12	.790		9.48				1800			
						29.98	60	1800	--	TOTAL VALUE LOT		70	1260
ACRES AS TAKEN FROM REVERSE SIDE										TOTAL VALUE ACREAGE			—
										TOTAL VALUE LAND			1260

BUILDINGS						TYPE	AGE	CONDITION E-G-F-P	REPL. COST	DEPR.	SOUND VALUE	BOARD OF TAX REVIEW	ADJ. FAC.	NET VALUE
¢ TEN.					FR	C	Rem 1st	F	21360	45	11750		70	8230
CONST.	ROOF	FLOOR	O.H.D.	STY.	SIZE	UNIT								
Conc Blk	Flat	Conc	Open	1-0	20x30	C 1.96		AV	1180	25	890		70	620
														8850

...ING CONSTRUCTION				EX. GOOD FAIR POOR	
		ROOF SHAPE		FLOORS	
		GABLE		CEMENT CELLAR	
...ORE	✓	HIP		DIRT CELLAR	✓
...S		FLAT	✓	HARDWOOD	
2ND.	4	GAMBREL		PINE	✓
3RD.	4	MANSARD		SINGLE	
		DORMERS		CONCRETE	
		FULL DORMER		AS.-RUB. TILE	
	X				
		EXTERIOR WALLS		HEATING	
		CLAPBOARDS		RADIANT	
		WD. SHINGLE		HOT WATER	
		ASP. SHINGLE		STEAM OR VAPOR	
		ASB. SHINGLE	✓	HOT AIR	
		WD. SIDING		FORCED HOT AIR	
		ASP. SIDING		PIPELESS	✓
		ASB. SIDING		UNIT HEATERS	
	✓	METAL SIDING		AIR CONDIT.	
		COM. BR. VEN.		O.-G. BUR.-~~STOKER~~	✓
		FACE. BR. VEN.		NO HEAT	
		SOLID BRICK			
...LL	✓	STONE ON T-BLK.		PLUMBING	
		STUCCO ON FR.		BATH COMPL. 3 FIX.	2
		STUCCO ON C. BLK.		BATH TILED 3 FIX.	
		STUCCO ON BR.-TILE		TOILET RM. 2 FIX.	1
		CON.-CIND. BLK.		T.R. TILED 2 FIX.	
		INSUL.		W.C.	
				SINK	
...S		INTERIOR FINISH		URINAL	
		PLASTER	✓	BRADLEY	
		WALLBOARD		SHOWER	
		PANEL RMS.		NO PLUMBING	
	✓	ATTIC ROOMS		EXTRAS	
		BSMT. ROOMS		NO LIGHTING	
		FIREPLACE		SPRINKLER	

STY.	DIMENSIONS	SQ. FT.	UNIT	REPLACEMENT
3+	(22 x 35)(20x23)	1230	14.77	18170
		Heat	.31	380
		Plb.		1400
CP3-	23-1	Nr	5.10	790
		dut	.50	620
	Placed at 25%.			
	B'MENT—ATTIC ROOMS			
	INSULATION			
	FIREPLACE			
	EARTH CELLAR			
	HEATING			
	O.-G. BUR.—STOKER			
	PLUMBING—TILING			
TOTAL REPLACEMENT COST				21360

TOTAL LAND AND BUILDINGS: 10110



LAND SIZE	REAR	TRI. %	EFFECTIVE FRONTAGE	DEPTH FACTOR	FRONTAGE FACTOR	VALUE @ $1 FF.	UNIT PRICE	TOTAL	DEPR.	SOUND VALUE	BOARD OF TAX REVIEW	ADJ. FAC.
15 x 82 AV	15	-	15	.831		12.47						
10 x 83 AV	10	-	10	.803		8.03						
0 x 80	35	35	12	.790		9.48				1800		
						29.98	60	1800	-	TOTAL VALUE LOT		70
ACRES AS TAKEN FROM REVERSE SIDE										TOTAL VALUE ACREAGE		
										TOTAL VALUE LAND		

BUILDINGS							TYPE	AGE	CONDITION E-G-F-P	REPL. COST	DEPR.	SOUND VALUE	BOARD OF TAX REVIEW	ADJ. FAC.
STORE & TEN.						FR	C	New 12	F	21360	45	11750		70
OUT BLDG.	CONST.	ROOF	FLOOR	O.H.D.	STY.	SIZE	UNIT							
3½ GAR	Conc. Blk	FLAT	Conc.	OPEN	1-0	20x30	C 1.96		AV	1180	25	890		70

MAIN BUILDING CONSTRUCTION				EX.	GOOD	FAIR	POOR
TYPE							
ONE FAMILY							
2 FAMILY & STORE					✓		
NO. OF ROOMS							
BSMT.		2ND.	4				
1ST.	2	3RD.	4				
APARTMENT							
STORE 62 Front				X			
FACTORY							
HOTEL							
OFFICES							
WAREHOUSE							
COMM. GARAGE							
GAS STATION							
FOUNDATION							
CONCRETE					✓		
CON.-CIND. BLK.							
BRICK-STONE							
POSTS							
CELLAR AREA FULL					✓		
PART CELLAR							
NO CELLAR							
ROOFING							
ASPH. SHINGLES							
WOOD SHINGLES							
ASBES. SHINGLES							
SLATE							
TILE							
METAL							
COMP.					✓		
BUILT UP							
INSUL.							

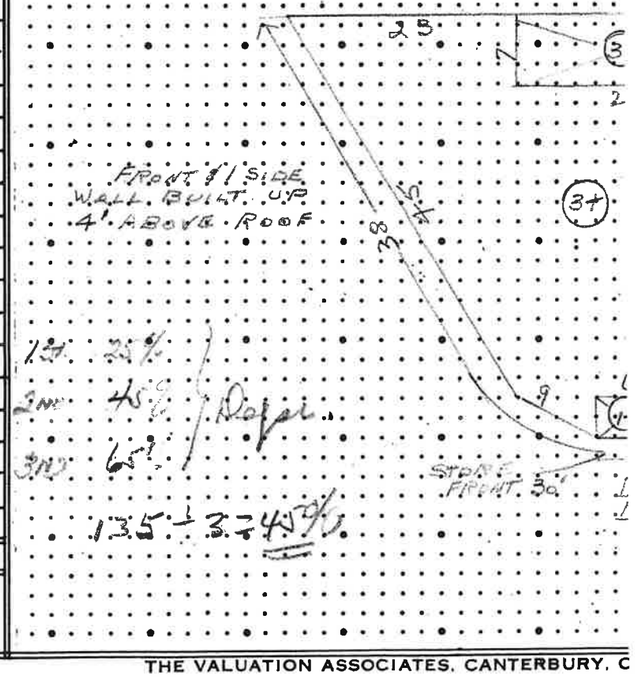
ROOF SHAPE		FLOORS	
GABLE		CEMENT CELLAR	
HIP		DIRT CELLAR	✓
FLAT	✓	HARDWOOD	
GAMBREL		PINE	✓
DORMERS		SINGLE	
FULL DORMER		CONCRETE	
		AS.-RUB. TILE	
EXTERIOR WALLS		HEATING	
CLAPBOARDS		RADIANT	
WD. SHINGLE		HOT WATER	
ASP. SHINGLE		STEAM OR VAPOR	
ASB. SHINGLE	✓	HOT AIR	
WD. SIDING		FORCED HOT AIR	
ASP. SIDING		PIPELESS	✓
ASB. SIDING		UNIT HEATERS	
METAL SIDING		AIR CONDIT.	
COM. BR. VEN.		O.-G. BUR.-~~STOKER~~	✓
FACE. BR. VEN.		NO HEAT	
SOLID BRICK			
STONE ON T-BLK.		PLUMBING	
STUCCO ON FR.		BATH COMPL. 3 FIX.	2
STUCCO ON C. BLK.		BATH TILED 3 FIX.	
STUCCO ON BR.-TILE		TOILET RM. 2 FIX.	1
CON.-CIND. BLK.		T.R. TILED 2 FIX.	
INSUL.		W.C.	
		SINK	
INTERIOR FINISH		URINAL	
PLASTER	✓	BRADLEY	
WALLBOARD		SHOWER	
PANEL RMS.		NO PLUMBING	
ATTIC ROOMS		EXTRAS	
BSMT. ROOMS		NO LIGHTING	
FIREPLACE		SPRINKLER	
		ELEVATOR	

STY.	DIMENSIONS	SQ. FT.	UNIT	REPLACEMENT
1st	(22 x 35)(20x23)	1230	14.77	18170
		Heat	.31	380
		Plb.		1400
1P3m	23 x 7	NL	5.10	790
		Dirt	.50	620
	Priced at 25¢			
	B'MENT—ATTIC ROOMS			
	INSULATION			
	FIREPLACE			
	EARTH CELLAR			
	HEATING			
	O.-G. BUR.—STOKER			
	PLUMBING—TILING			
	TOTAL REPLACEMENT COST			21360

DATE	INSPECTOR
5/4/58	R.P.F.

TOTAL LAND AND BUILDINGS:

$55 RENT ..... No HEAT 2ND. & 3RD.



ABELE, RUDOLPH C. & MAY M.	Pr. Mtge. $7,000		5.50	48 56	496 14	9-11-53	£12,000	19	LAND		
									BUILDINGS		
									TOTAL		
SCUTORAS, STEVEN & MARGARET ROSE	—	—	24.40	70	70	6-8-61	22,000	19	LAND		
									BUILDINGS		
									TOTAL		
EACION, STUART & ILONA			42.35	73	443	5-20-65	£. 38,500	19	LAND		
									BUILDINGS		
									TOTAL		
								19	LAND		
									BUILDINGS		
									TOTAL		
								19	LAND		
									BUILDINGS		
									TOTAL		
								19	LAND		
									BUILDINGS		
									TOTAL		

BUILDING PERMITS

NO.	DATE	COST
NEW		
ALT.		
ADD.		

ACREAGE	QUAN.	UNIT	SOUND VALUE	ADJ. FAC.	NET VALUE
TILLABLE					
ORCHARD					
PASTURE					
WOODLAND					
BRUSH & SPROUT SWAMP & LEDGE					

Steven & Margaret Csutoras

Beginning at a point on ~~the~~ Southwest corner of said land and running thence. Northerly 15 feet; thence running Northeast 10 feet; thence running Easterly 85 feet; thence running Southerly 7 feet; thence running Westerly 93.5 feet to the point or place of beginning.