

RED BANK
Block: 13
Lot: 29
Qual:

Land Desc: 162 X 339
Bldg Desc: F2 G2
Addl Lots: LOT 29.01R
Acreage: 1.261 Class: 2

Owners Name: SHAMSKY MONKEY TRUST, U/T/A
Street Address: P.O. BOX 5010
City & State: MONROE, CT Zip: 06468
Property Location: 20 ALSTON CT

Land: 1,958,000
Impr: 2,631,400
Total: 4,589,400
Exempt:

REALTY APPRAISAL COMPANY
Reval Date: 2015/10/01
Map: 4
Seq#: 316 (#1 of 3)

SALES HISTORY					ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
PARENT, ARTHUR F & LESLIE A	12/18/09	8812 /7086	3800000		2015	1958000	2631400	4589400				
STOVEKEN, ELMA M	12/11/00	08001/03839	1650000		2016	1958000	2182400	4140400				
STOVEKEN, ELMA M	06/07/00	8001 /3830		1 27								
STOVEKEN, ELMA M	06/07/00	8001 /3839	1650000	27								

LAND CALCULATIONS					SITE INFORMATION		RESIDENTIAL COST APPROACH										
Frt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value	Road:	Util:	Basement	Area	Rate	Const	Q/F	Mult	Value
162	339			1.32		1.00		641520	PAVED	SEW/WATER	BASEMENT	1690 x	9.540	+ 2160	x1.54	x1.00=	28155
1	LOT(S)			1.00		1.00		1300000	NO	GAS: YES	BASEMENT FINISH	1521 x	13.310	+ 1456	x1.30	x1.00=	28211
165	LF RIP	a100		+		100%		16500	NO	Elec: YES							
									Loc:	Topo: ROLLING							

STAFF CONTROL	
Info By:	Date:
REFUSED	2/3/15
Visits:	Collector:
3	17
Old B:	Prt:
	09/28/15
Old L:	Card:
	M GV

BUILDING INFORMATION	
Class:	Roof Type:
20	GABLE
Age/Eff Age:	Roof Material:
99 / 20 (N)	SHAKE
Exterior Walls:	Room Count:
FRAME	Total Rooms: 10
	Bed Rooms: 4
Style:	Row/End:
COLONIAL	N.A.
Story Height:	Conversion:
2.5 STORY	
Exterior Condition:	Number of Units:
GOOD	1
Interior Condition:	Heat Source:
GOOD	GAS
Foundation:	Livable Area:
BRICK	5667 SF

DEPRECIATION	
Physical:	Auto:
11 %	Y
Func Obs:	Over Imp:
%	%
Econ Obs:	Under Imp:
%	%
	Final Net:
	1.69

Baths:		A:		O:	
Kitchens:		M:		A:	
M: 6		A:		O:	
M: 1		A:		O:	

NOTES	
ADD & REMODEL	
SECURITY GAVE NO ACCESS	

Detached Items:	
BULKHEAD	
165 x 331.000 +	0 x1.00 x0.25 x1.51= 20617
DOCK 700 x 22.000 +	0 x1.30 x0.75 x1.51= 22673
DET GARAGE 280 x 15.910 + 3096	x1.58 x0.67 x1.51= 12070
GUNITE POOL 722 x 18.800 +10192	x1.30 x0.90 x1.51= 41987
ADDL BLDGS COMBINED FROM OTHER PRC CARD(S) 97,900	

Land:	Impr:	Total:
1,958,000	2,182,400	4,140,400

Neigh: 11
VCS: FS11
Zone: RA
Min Front: 75
Std Depth: 100

Front Ft Value: 3000
Acre Value:
Lot Value: 1300000
Land Value: 1,958,000

A:2.5S/.9HFB
B:
C:2NDOH/OP
D:1S/CR
E:OP
F:
G:OP
H:1S/CR/DECK
I:
J:2.5S/CR
K:1S/CR
L:OH

u0r0u21w3n1w3n2w1n4n4e1n2e3n1e3u1r12d1r3u3r
d16 l48
u14r0u7w3n1w3n2l4 d10 r10
u0r0d7s3e3r7e3n3u7l13
u14r-16u20n8e7n3e10r50w2s2w5l32d3l3u1
l12d1w3s1w3s2w1s4s4e1l4d10l6
u-15r13u8s3w3l7w3n3u7l17d7r17d8r13
u16r35u11r3u11r9n5e2n2e5e5s2e2s5s5w2s2
w5d15l19
u0 r0 l10u14
u0r-10 l7 u14
85

M:1.5S/.9HFB
N:1S/CR
O:AC
P:2S/CR

u0 r48 r7 u16
u4 r55 r6u12
u-7r-17l13 u21
u38 r35 r3 d11

Scale: 30

RED BANK

Block: 13

Lot: 29

Qual:

Land Desc:

Bldg Desc: POOL HOUSE

Addl Lots:

Acreage: 0.000 Class: 2

Owners Name:

Street Address: P.O. BOX 5010

City & State: MONROE, CT

Property Location: 20 ALSTON CT

SHAMSKY MONKEY TRUST, U/T/A

Zip: 06468

Land: 0

Impr: 0

Total: 0

Exempt:

REALTY APPRAISAL COMPANY

Reval Date: 2015/10/01

Map:

Seq#: 4782 (#2)

SALES HISTORY

ASSESSMENT HISTORY

BUILDING PERMITS/REMARKS

Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
					2015	0	0	0				
					2016	0	46600	46600				

LAND CALCULATIONS

SITE INFORMATION

RESIDENTIAL COST APPROACH

Frt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value	Road:	Util:	Basement	Area	Rate	Const	Q/F	Mult	Value
									Curbs:	Gas:	BASEMENT	196 x	20.170 +	0 x1.32	x1.00=		5218
									Sidewalk:	Elec:	BASEMENT FINISH	176 x	19.530 +	0 x1.30	x1.00=		4468
									Loc:	Topo:	Main Bldg						
											FIRST STORY	196 x	106.250 +	0 x1.00	x1.00=		20825
											Heat/AC						

Neigh:

VCS:

Zone:

Min Front:

Std Depth:

Front Ft Value:

Acre Value:

Lot Value:

Land Value: 0

STAFF CONTROL

Info By: REFUSED Date: 2/3/15
 Visits: 3 Collector: 17
 Old B: Prtd: 09/28/15
 Old L: Card: A GV

BUILDING INFORMATION

Class: 18 Roof Type: HIP
 Age/Eff Age: 3 / 3 (Y) Roof Material: GALVANIZED
 Exterior Walls: FRAME Room Count: Total Rooms: 3
 Bed Rooms: 1
 Style: OTHER Row/End: N.A.
 Story Height: ONE STORY Conversion:
 Exterior Condition: NORMAL Number of Units: 1
 Interior Condition: NORMAL Heat Source:
 Foundation: CONCRETE BLOCK Livable Area: 196 SF

DEPRECIATION

Physical: 0 % Auto: Y
 Func Obs: % Over Imp: %
 Econ Obs: % Under Imp: %
 Final Net: 1.00

Baths: M: 1 A: O:
 Kitchens: M: 1 A: O:

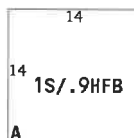
NOTES

Base Cost: 30863 CCF: 1.51 Cost New: 46603
 Net Cond: 1.00 Bldg Value: 46603

Detached Items:

Land: 0 Impr: 46,600 Total: 46,600

BUILDING SKETCH



A:1S/.9HFB u0 r0 u14 r14

B:

C:

D:

E:

F:

G:

H:

I:

J:

K:

L:

M:
N:
O:
P:

Scale: 20

RED BANK

Block: 13

Lot: 29

Qual:

Land Desc:

Bldg Desc: GUEST HOUSE

Addl Lots:

Acreage: 0.000 Class: 2

Owners Name:

Street Address: P.O. BOX 5010

City & State: MONROE, CT

Property Location: 20 ALSTON CT

SHAMSKY MONKEY TRUST, U/T/A

Zip: 06468

Land: 0

Impr: 0

Total: 0

Exempt:

REALTY APPRAISAL COMPANY

Reval Date: 2015/10/01

Map:

Seq#: 4783 (#3)

SALES HISTORY

ASSESSMENT HISTORY

BUILDING PERMITS/REMARKS

Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.
					2015	0	0	0				
					2016	0	51300	51300				

LAND CALCULATIONS

SITE INFORMATION

RESIDENTIAL COST APPROACH

Frt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value	Road:	Util:	Basement	Area	Rate	Const	Q/F	Mult	Value
									Curbs:	Gas:	BASEMENT	491 x	9.560 +	2120 x	0.93	x1.00=	6337
									Sidewalk:	Elec:	BASEMENT FINISH	442 x	13.450 +	1220 x	0.85	x1.00=	6090
									Loc:	Topo:	Main Bldg						
									STAFF CONTROL		FIRST STORY	240 x	75.100 +	0 x	1.00	x1.00=	18024
									Info By: REFUSED	Date: 2/3/15	CONC. SLAB	240 x	-3.820 +	0 x	0.82	x1.00=	-752
									Visits: 3	Collector: 17							
									Old B:	Prid: 09/28/15							
									Old L:	Card: B GV							
									BUILDING INFORMATION		Heat/AC						

Neigh:

VCS:

Zone:

Min Front:

Std Depth:

Front Ft Value:

Acre Value:

Lot Value:

Land Value: 0

BUILDING SKETCH

Class:	Roof Type:
14	GABLE
Age/Eff Age:	Roof Material:
49 / 30 (Y)	SHAKE
Exterior Walls:	Room Count:
FRAME	Total Rooms: 1
	Bed Rooms:
Style:	Row/End:
OTHER	N.A.
Story Height:	Conversion:
ONE STORY	
Exterior Condition:	Number of Units:
NORMAL	1
Interior Condition:	Heat Source:
NORMAL	
Foundation:	Livable Area:
CONCRETE SLAB	240 SF

DEPRECIATION

Physical:	25 %	Auto:	Y
Func Obs:	%	Over Imp:	%
Econ Obs:	%	Under Imp:	%
		Final Net:	0.75

Baths:	M: 1	A:	O:
Kitchens:	M: 1	A:	O:

NOTES

A:1S/SL u0 r0 u12 r20
 B:AG u12 r0 u19 r22
 C:.9HFB 491

D:
 E:
 F:
 G:
 H:
 I:
 J:
 K:
 L:

M:
 N:
 O:
 P:

Scale: 20

Land: 0 Impr: 51,300 Total: 51,300

Base Cost: 37042 CCF: 1.51 Cost New: 55933
 Net Cond: 0.75 Bldg Value: 41950

Detached Items:
 DET GARAGE 491 x 16.060 + 3040 x0.85 x0.67 x1.51= 9395

