

Property at 00023 PINEHURST ROAD

Prop ID 3590023

Printed 20-Feb-2010 4:52 AM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: FAZZALARO KATHY A &
 Second name: MICHAEL J
 Address: 23 PINEHURST ROAD
 City/state: UNIONVILLE CT Zip: 06085

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,120	141,090
Basement	Full			
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p Saunas	
Attic	None	Attic size:		
Additions				3,100
Other Features		Unfin	3,500	2,000
Sub-Total				146,190
Grade	C	Factor 1.0000		146,190
CDU		C&D Factor 1.00		146,190
Depreciation		30 %		102,330
Computed cost value @ 70%				71,630

Location Information
 Map: 028 Clerk map:
 Lot: 3590023 Neigh.: Zone: R40 Vol: 278 Page: 53

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 04-Dec-1989	
Resident Land	.92	87,500			Sale price: 173,250	
Resident Dwelling	1.00	71,630			Sale valid:	
Resident Outbldg	1.00	4,470			Values	
Resident Excess	.61	3,200			Mkt value :	
Summary			Utilities		Sales ratios	
Total assessments		166,800	Water	None	Cost/sale :	1.3754
Total exemptions			Sewer	None	Mkt/sale :	
Net assessment		166,800	Gas	None	Assmt/sale:	.9628

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	192	3,100
Total additions			3,100

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	125,000				125,000	87,500
Primary Site		40,075						
RES	12	.610	7,500				4,575	3,200
Residual		26,572						
1.5300 acres				Total land value			129,575	90,700

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Garage cars	
Floors	01	Hardwood	Bedrooms	3
Heating System	02	Forced Hot Air	Family Rooms	
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	
Grade	30	C	Addtn'l fixtures	
Garage	11	Basement 1 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	99	None	W/B stacks	
Interior Cond	05	Good	W/B openings	
Exterior Cond	05	Good	Actual Year Built: 1954	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	24	528	31.04		D	12,784	50	6,390
Block Detach Garage									
Value at 70%			4,470	Value at 100%			6,390		

