

Property at 00001 CURTIS LANE

Prop ID 2010001

Printed 06-Feb-2024 10:11 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: STROSS JERRY A JR &
 Second name: THERESA M
 Address: 1 CURTIS LANE
 City/state: UNIONVILLE CT Zip: 06085

Location Information

Map: 028 Clerk map:
 Lot: 2010001 Neigh.: Zone: R40 Vol: 265 Page: 37

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 18-Aug-1992
Resident Land	.92	87,500			Sale price: 185,000
Resident Outbldg	1.00	770			Sale valid:
Resident Dwelling	1.00	183,590			

Values

Resident Excess	1.05	5,510	Mkt value :	
			Cost value:	396,243

Summary

Total assessments	277,370	Water Well	Cost/sale :	2.1419
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	277,370	Gas None	Assmt/sale:	1.4993

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	125,000	125,000		125,000	87,500
Primary Site		40,075					
RES	12	1.050	7,500	7,875		7,875	5,513
Residual		45,738					
1.970 acres		Total land value		132,875		93,013	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	5
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1954	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	754	216,250
Basement	Full				
Heating	Yes	A/C Yes			6,250
Plumbing	2 F/B	H/B Add'l fix.	1 Wh/p	Saunas	7,500
Attic	None	Attic size:			
Additions					165,061
Other Features	Mason Trim WB Stks				8,444
Sub-Total					403,505
Grade	C	Factor 1.0000			403,505
CDU		C&D Factor 1.00			403,505
Depreciation		35 %			262,278
		Computed cost value @ 70%			183,595

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	432	7,961
L Living Area	FRFF Frame first floor	432	49,456
L Living Area	FATT Full finished attic	432	15,603
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FOFF Frame open first flo	336	20,471
L Living Area	FRUF Frame upper full	336	28,133
L Living Area	OVER Frame Overhang	84	7,693
L Living Area	AIR Air conditioning	432	1,313
L Living Area	AIR Air conditioning	216	657
L Living Area	AIR Air conditioning	336	1,021
L Living Area	AIR Air conditioning	84	255
Total additions			165,061

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	12	72	30.00		C	2,160	50	1,100
Utility Shed									
Value at 70%			770				Value at 100%		1,100

