

Property at 00003 CURTIS LANE

Prop ID 2010003

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Administrative Information

Owner name: TALLMADGE ELSIE B AND
Second name: ALLAIRE HALLEY C TRUSTEES
Address: 3 CURTIS LANE
City/state: UNIONVILLE CT Zip: 06085

Location Information

Map: 028 Clerk map: 91 057
Lot: 2010003 Neigh.: Zone: R40 Vol: 767 Page: 536

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Sep-1986
Resident Land	.92	87,500	AAA	Veteran	1,000	Sale price: 18,000
Resident Dwelling	1.00	209,020	CAB	Add Vet	500	Sale valid:
Resident Outbldg	1.00	7,560	DAC	Veteran	10,000	

Values

Resident Excess	1.42	7,460	Mkt value :	
			Cost value:	445,057

Summary

Total assessments	311,540	Water	Well	Cost/sale :	24.7254
Total exemptions	11,500	Sewer	Septic	Mkt/sale :	
Net assessment	300,040	Gas	None	Assmt/sale:	17.3078

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	1.420	7,500	10,650			10,650	7,455
Residual		61,855						

2.340 acres Total land value 135,650 94,955

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	07	Hydro Air	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures Rec Room Size
Grade	40	B	Whirlpools 1 Living area 2,484
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 2
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1989

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,056	275,230
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B Add'l fix. 1 Wh/p	Saunas	11,000
Attic	None	Attic size:		
Additions				69,119
Other Features		WB Stks		9,250

Sub-Total				364,599
Grade	B	Factor 1.2600		459,395
CDU		C&D Factor 1.00		459,395
Depreciation		35 %		298,607
		Computed cost value @ 70%		209,025

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	BSMT Basement addition	216	3,980
L Living Area	FRFF Frame first floor	68	7,785
L Living Area	BSMT Basement addition	68	1,253
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	OVER Frame Overhang	88	8,059

Total additions 69,119

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	20	36	720	30.00		C	21,600	50	10,800
Utility Shed									

Value at 70% 7,560

Value at 100% 10,800

