

Property at 00005 CURTIS LANE

Prop ID 2010005

Printed 06-Feb-2026 8:38 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BONINI DAVID A
 Second name:
 Address: 5 CURTIS LANE
 City/state: UNIONVILLE CT Zip: 06085

Location Information

Map: 028 Clerk map:
 Lot: 2010005 Neigh.: Zone: R40 Vol: 810 Page: 373

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Outbldg	1.00	1,750
Resident Dwelling	1.00	157,840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Jan-1964
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 364,086

Summary

Total assessments	254,860	
Total exemptions		
Net assessment	254,860	

Utilities

	Water	Well
	Sewer	Public sewer
	Gas	None

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	125,000	125,000			125,000	87,500
Primary Site		14,810						
RES	12	2.960	7,500	22,200	.50		11,100	7,770
Residual		128,938						

3.300 acres

Total land value

136,100

95,270

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 9
Interior Walls	02	Drywall	Garage cars 5
Floors	01	Hardwood	Unfinished area
Heating System	01	Hot Water	Dormer linear f
Fuel	01	Oil	Masonry trim sf
Attic	99	None	Half Baths 2
Grade	30	C	Finish bsmt sz
Garage	99	None	Rec Room Size
Area Over Gar.	99	None	Living area 2,700
Basement	01	Full	# Living Units
Bsmt Fin Qual	01	Unfinished	
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1966

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,350	332,650
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				
Other Features		WB Stks		9,250

Sub-Total			
Grade C	Factor 1.0000		346,900
CDU	C&D Factor 1.00		346,900
Depreciation	35 %		225,485
	Computed cost value @ 70%		157,840

Building additions

Category	Type	Area	Value
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Total additions

Outbuilding Information

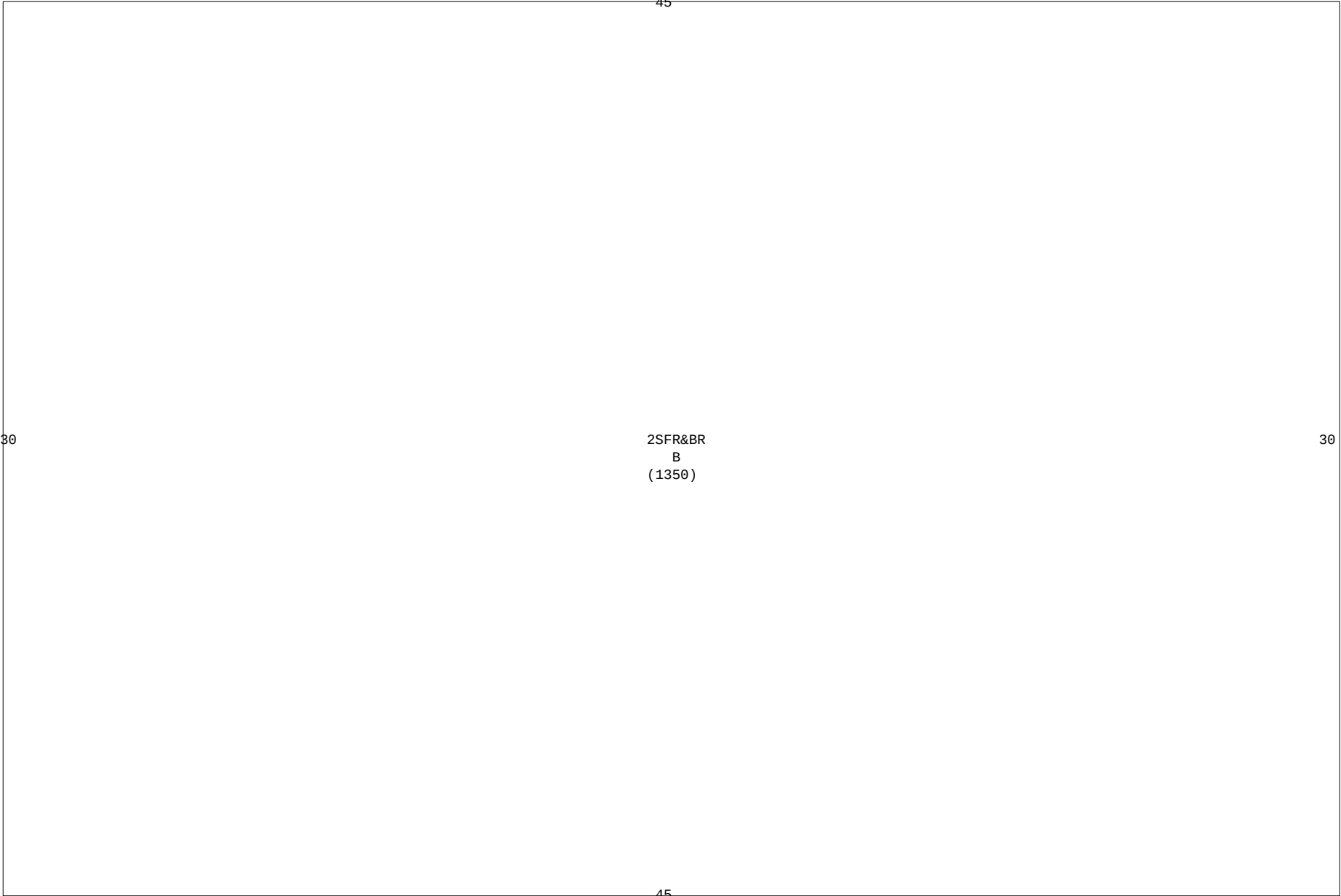
Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	14	168	30.00		C	5,040	50	2,500
Utility Shed									

Value at 70%

1,750

Value at 100%

2,500



EASEMENT TO CL&P \$18,000 3-5-13 VOL 656 PG 1096
ARNOLD - DECEASED