

Property at 00023 PINE HILL ROAD

Prop ID 3560023

Printed 09-Mar-2026 9:28 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FAILLA ANTONIO JAMES
 Second name:
 Address: 127 CEDAR RIDGE DRIVE
 City/state: GLASTONBURY CT Zip: 06033

Location Information

Map: 020 Clerk map:
 Lot: 3560023 Neigh.: Zone: RU2A Vol: 812 Page: 10

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 09-Aug-1979
Resident Land	2.00	94,500				Sale price: 30,000
Resident Dwelling	1.00	151,700				Sale valid:
					Values	
Resident Excess	.82	4,310				Mkt value :
						Cost value: 357,871
Summary			Utilities		Sales ratios	
Total assessments		250,510	Water	Well	Cost/sale :	11.9290
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		250,510	Gas	None	Assmt/sale:	8.3503

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	135,000	135,000			135,000	94,500
Primary Site		87,120						
RES	12	.820	7,500	6,150			6,150	4,305
Residual		35,719						
2.820 acres				Total land value			141,150	98,805

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	413,380
Basement	Full		2,788	
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B 2 Add'l fix.	Wh/p	9,500
Attic	None	Attic size:		
Additions				51,965
Other Features	WB Stks			6,750
Sub-Total				481,595
Grade	C	Factor 1.0000		481,595
CDU		C&D Factor 1.00		481,595
Depreciation		55 %		216,718
		Computed cost value @ 70%		151,703

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	60	3,656
P Porches, Patios, Decks	F0FF Frame open first flo	140	8,530
G Garages	FR Attached frame LE 65	594	25,889
P Porches, Patios, Decks	F0FF Frame open first flo	200	12,185
P Porches, Patios, Decks	CPAT Concrete patio	200	1,705
Total additions			51,965

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Full Baths	2
Grade	30	C	Half Baths	1
Garage	22	Attached 2 car	Addn'l fixtures	2
Area Over Gar.	99	None	Whirlpools	
Basement	01	Full	Saunas	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	99	None	W/B stacks	1
Interior Cond	02	Poor	W/B openings	1
Exterior Cond	02	Poor	Actual Year Built: 1980	

