

Property at 00006 PINEHURST ROAD

Prop ID 3590006

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Administrative Information

Owner name: CASTRO-PEREZ JOSE L AND
Second name: CASTRO-RODRIGUEZ ELSIE W
Address: 6 PINEHURST ROAD
City/state: UNIONVILLE CT Zip: 06085

Location Information

Map: 028 Clerk map:
Lot: 3590006 Neigh.: Zone: Vol: 734 Page: 672

Assessments

Assmt category	Qty	Amount
Resident Land	.67	94,500
Resident Dwelling	1.00	121,960

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 19-Nov-2019
Sale price: 275,000
Sale valid:

Values

Mkt value :
Cost value: 309,229

Summary

Total assessments	216,460
Total exemptions	
Net assessment	216,460

Utilities

Water	None
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1245
Mkt/sale :
Assmt/sale: .7871

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.670	135,000	135,000			135,000	94,500
Primary Site		29,185						

.670 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	1,524
Garage	21	Attached 1 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	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1957	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,135	195,860
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					60,434
Other Features		WB Stks			6,750

Sub-Total			268,044
Grade	C	Factor 1.0000	268,044
CDU		C&D Factor 1.00	268,044
Depreciation		35 %	174,229
		Computed cost value @ 70%	121,960

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	338	15,901
L Living Area	FRFF Frame first floor	389	44,533

Total additions 60,434

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

