

Property at 00016 PINEHURST ROAD

Prop ID 3590016

Printed 07-Feb-2024 11:54 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PELLETIER BARBARA K & SCOTT
Second name:
Address: 16 PINEHURST ROAD
City/state: UNIONVILLE CT Zip: 06085

Location Information

Map: 028 Clerk map:
Lot: 3590016 Neigh.: Zone: R40 Vol: 567 Page: 952

Assessments

Assmt category	Qty	Amount
Resident Land	.78	94,500
Resident Dwelling	1.00	129,390
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Nov-2007
Sale price: 283,000
Sale valid:

Values

Mkt value :
Cost value: 321,243

Summary

Total assessments	224,870
Total exemptions	
Net assessment	224,870

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1351
Mkt/sale :
Assmt/sale: .7946

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.780	135,000	135,000			135,000	94,500
Primary Site		33,977						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	04	Fully finished w	Addtn'l fixtures	
Grade	33	C+	Whirlpools	1,624
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	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1965	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	936	169,670
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	Fully finished w/WH	Attic size: 900		31,671
Additions				50,217
Other Features	WB Stks			6,750

Sub-Total		263,308
Grade	C+	Factor 1.0800
CDU	C&D Factor 1.00	284,373
Depreciation	35 %	184,842
	Computed cost value @ 70%	129,389

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	143	16,371
L Living Area	FRFF Frame first floor	77	8,815
G Garages	FR Attached frame LE 65	572	25,031

Total additions 50,217

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		D	2,808	50	1,400
Utility Shed									

Value at 70% 980 Value at 100% 1,400

