

Property at 00019 PINEHURST ROAD

Prop ID 3590019

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

Administrative Information

Owner name: ROURKE MARK C & CARMEN L
 Second name: 19 PINEHURST ROAD
 Address: P O BOX 461
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 3590019 Neigh.: Zone: Vol: 251 Page: 250

Assessments

Assmt category	Qty	Amount
Resident Land	.78	94,500
Resident Dwelling	1.00	130,450
Resident Outbldg	4.00	17,010

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Sep-1991
 Sale price: 175,000
 Sale valid:

Values

Mkt value :
 Cost value: 345,657

Summary

Total assessments	241,960
Total exemptions	
Net assessment	241,960

Utilities

Water	None
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.9752
 Mkt/sale :
 Assmt/sale: 1.3826

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	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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	1,696
Garage	32	Detached 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	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1961	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	832	231,480
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					21,241
Other Features		WB Stks			9,250
Sub-Total					265,471
Grade	C+	Factor 1.0800			286,709
CDU		C&D Factor 1.00			286,709
Depreciation		35 %			186,361
Computed cost value @ 70%					130,453

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310
L Living Area	OVER Frame Overhang	32	2,931

Total additions 21,241

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	24	528	55.95		C	29,542	50	14,800
Block Detach Garage									
C02 Carport	11	20	220	21.10		D	3,621	50	1,800
RS1 Frame	20	22	440	30.00		C	13,200	50	6,600
Utility Shed									
RS1 Frame	8	12	96	30.00		D	2,246	50	1,100
Utility Shed									
Value at 70%			17,010				Value at 100%		24,300

