

Property at 00020 PINEHURST ROAD

Prop ID 3590020

Printed 30-Dec-2025 10:33 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DUCLOS LAURENCE A
Second name:
Address: 20 PINEHURST ROAD
City/state: UNIONVILLE CT Zip: 06085

Location Information

Map: 028 Clerk map:
Lot: 3590020 Neigh.: Zone: Vol: 057 Page: 704

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Sep-1967
Resident Land	.92	94,500	AAA	Veteran	1,000	Sale price: 23,500
Resident Dwelling	1.00	148,200	CAB	Add Vet	500	Sale valid:
			DAC	Veteran	10,000	
Resident Excess	.19	1,000				Mkt value :

Values

Cost value: 348,143

Summary

Summary	Utilities	Sales ratios
Total assessments 243,700	Water None	Cost/sale : 14.8146
Total exemptions 11,500	Sewer Septic	Mkt/sale :
Net assessment 232,200	Gas None	Assmt/sale: 10.3702

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site	40,075							
RES	12	.190	7,500	1,425			1,425	998
Residual	8,276							
1.110 acres		Total land value		136,425	95,498			

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6
Interior Walls	01	Plaster	Bedrooms 3
Floors	01	Hardwood	Family Rooms 30
Heating System	01	Hot Water	Full Baths 2
Fuel	01	Oil	Half Baths
Attic	99	None	Addtn'l fixtures
Grade	33	C+	Whirlpools
Garage	22	Attached 2 car	Saunas
Area Over Gar.	04	Loft	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: 1955

Building Valuation Summary

Area	
952	222,280
Dwelling	Frame 1 1/2 story w/bsmt
Basement	Full
Heating	Yes A/C No
Plumbing	2 F/B H/B Add'l fix. Wh/p
Attic	None Attic size:
Additions	65,054
Other Features	WB Stks 9,250
Sub-Total	301,584
Grade	C+ Factor 1.0800 325,711
CDU	C&D Factor 1.00 325,711
Depreciation	35 % 211,712
	Computed cost value @ 70% 148,198

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	126	14,425
L Living Area	BSMT Basement addition	126	2,322
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	UATT Unfinished attic	100	1,751
P Porches, Patios, Decks	FOFF Frame open first flo	320	19,496
Total additions			65,054

