

Property at 00023 PINEHURST ROAD

Prop ID 3590023

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Administrative Information

Owner name: FAZZALARO KATHY A &
Second name: MICHAEL J
Address: 23 PINEHURST ROAD
City/state: UNIONVILLE CT Zip: 06085

Location Information

Map: 028 Clerk map:
Lot: 3590023 Neigh.: Zone: R40 Vol: 278 Page: 53

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 04-Dec-1989
Resident Land	.92	94,500			Sale price: 173,250
Resident Dwelling	1.00	91,120			Sale valid:
Resident Outbldg	1.00	8,050			Values
Resident Excess	.61	3,200			Mkt value : Cost value: 281,243

Summary

Summary	Amount	Utilities	Sales ratios
Total assessments	196,870	Water None	Cost/sale : 1.6233
Total exemptions		Sewer Septic	Mkt/sale :
Net assessment	196,870	Gas None	Assmt/sale: 1.1363

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	.610	7,500	4,575		4,575	3,203
Residual		26,572					

1.530 acres Total land value 139,575 97,703

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 5 Garage cars
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 1 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade	30	C	Whirlpools Living area 1,120
Garage	11	Basement 1 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks
Bsmt Fin Qual	01	Unfinished	W/B openings
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1954

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	193,890
Basement	Full		1,120	
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix. Wh/p	Saunas	
Attic	None	Attic size:		
Additions				4,378
Other Features			Bsmt Gar	2,000
Sub-Total				200,268
Grade	C	Factor 1.0000		200,268
CDU		C&D Factor 1.00		200,268
Depreciation		35 %		130,174
		Computed cost value @ 70%		91,122

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	192	4,378

Total additions 4,378

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	24	528	55.95		D	23,042	50	11,500
Block Detach Garage									
Value at 70%		8,050					Value at 100%		11,500

