

Property at 00024 PINEHURST ROAD

Prop ID 3590024

Printed 07-Feb-2024 11:55 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: RODIONOV VLADIMIR I TR &
 Second name: GONCHAROVA IRINA I TR
 Address: 24 PINEHURST ROAD
 City/state: UNIONVILLE CT Zip: 06085

Location Information

Map: 028 Clerk map:
 Lot: 3590024 Neigh.: Zone: Vol: 697 Page: 957

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Mar-2000
Resident Land	.92	94,500				Sale price: 173,500
Resident Dwelling	1.00	110,510				Sale valid:
Resident Outbldg	2.00	4,200				Values
Resident Excess	.72	3,780				Mkt value :
						Cost value: 304,271
Summary			Utilities		Sales ratios	
Total assessments		212,990	Water	Connecticut	Cost/sale :	1.7537
Total exemptions			Sewer	None	Mkt/sale :	
Net assessment		212,990	Gas	None	Assmt/sale:	1.2276

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	.720	7,500	5,400			5,400	3,780
Residual		31,363						
1.640 acres				Total land value			140,400	98,280

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	11	Basement 1 car	Saunas	
Area Over Gar.	02	Fully Unfinished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1956	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,103	191,650
Basement	Full				
Heating	Yes	A/C Yes			5,510
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					29,009
Other Features	WB Stks	RR	Bsmt Gar		16,714
Sub-Total					242,883
Grade	C	Factor 1.0000			242,883
CDU		C&D Factor 1.00			242,883
Depreciation		35 %			157,874
		Computed cost value @ 70%			110,512

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	252	2,148
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310
P Porches, Patios, Decks	DECK Wood deck	240	6,358
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
Total additions			29,009

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	18	144	30.00		C	4,320	50	2,200
Utility Shed									
RC1 Carport	13	28	364	21.10	1993	C	7,680	50	3,800
Value at 70%			4,200				Value at 100%		6,000

