

Property at 00001 RIVER MEAD

0014

Prop ID 3740001

Printed 06-Mar-2025 3:55 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GPS REALTY LLC
Second name:
Address: 2 SIENNA DRIVE
City/state: UNIONVILLE CT Zip: 06085 2201

Location Information

Map: 044 Clerk map:
Lot: 3740001 Neigh.: RM Zone: RU2A Vol: 800 Page: 1260

Assessments

Assmt category	Qty	Amount
Resident Condo	1.00	192,080

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 15-May-2024
Sale price: 345,000
Sale valid:

Values

Mkt value :
Cost value: 274,400

Summary

Total assessments	192,080
Total exemptions	
Net assessment	192,080

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .7954
Mkt/sale :
Assmt/sale: .5568

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,372	274,400
Basement	Full			
Heating	Yes	A/C Yes		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p Saunas
Attic	None		Attic size:	
Additions				
Other Features		M Stks		

Sub-Total		274,400
Grade	Factor	274,400
CDU	C&D Factor 1.00	274,400
Depreciation	%	274,400
	Computed cost value @ 70%	192,080

Building additions

Category	Type	Area	Value
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Total additions

Residential Dwelling Information

Subject	Code	Description	Condominium																																														
Style	16	Condominium	RIVER MEAD	04	Arrowood																																												
Exterior Walls	01	Clapboards	Story Height 2.0																																														
Roof Material	01	Asphalt Shingles																																															
Roof Type	02	Hip	<table><tr><td>Total Rooms</td><td>4</td><td>Garage cars</td><td>1</td></tr><tr><td>Bedrooms</td><td>2</td><td>Unfinished area</td><td></td></tr><tr><td>Family Rooms</td><td></td><td>Dormer linear f</td><td></td></tr><tr><td>Full Baths</td><td>2</td><td>Masonry trim sf</td><td></td></tr><tr><td>Half Baths</td><td>1</td><td>Finish bsmt sz</td><td></td></tr><tr><td>Addn'l fixtures</td><td></td><td>Rec Room Size</td><td></td></tr><tr><td>Whirlpools</td><td></td><td>Living area</td><td>1,372</td></tr><tr><td>Saunas</td><td></td><td># Living Units</td><td></td></tr><tr><td>M/F stacks</td><td>1</td><td></td><td></td></tr><tr><td>W/B stacks</td><td></td><td></td><td></td></tr><tr><td>W/B openings</td><td></td><td></td><td></td></tr></table>			Total Rooms	4	Garage cars	1	Bedrooms	2	Unfinished area		Family Rooms		Dormer linear f		Full Baths	2	Masonry trim sf		Half Baths	1	Finish bsmt sz		Addn'l fixtures		Rec Room Size		Whirlpools		Living area	1,372	Saunas		# Living Units		M/F stacks	1			W/B stacks				W/B openings			
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Foundation	01	Poured Concrete																																															
Interior Walls	02	Drywall																																															
Floors	05	W/W over sub-flo																																															
Heating System	02	Forced Hot Air																																															
Fuel	02	Natural Gas																																															
Attic	99	None																																															
Grade		Unknown																																															
Garage	31	Detached 1 car																																															
Area Over Gar.	99	None																																															
Basement	01	Full																																															
Bsmt Fin Qual	01	Unfinished																																															
Air Condition	01	Central Air																																															
Interior Cond	05	Good																																															
Exterior Cond	05	Good																																															
			Actual Year Built: 1984																																														

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Prop ID 3740001 Card 01

No sketch for this property

SALE INCLUDES GARAGE A-G