

Property at 00003 RIVER MEAD 0012 Prop ID 3740003 Printed 06-Mar-2025 3:56 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

Location Information

Map: 044 Clerk map:
Lot: 3740003 Neigh.: RM Zone: RU2A Vol: 800 Page: 1263

Assessments

Assmt category	Qty	Amount
Resident Condo	1.00	194,320

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 27-Sep-2024
Sale price: 310,000
Sale valid:

Values

Mkt value :
Cost value: 277,600

Summary

Total assessments	194,320
Total exemptions	
Net assessment	194,320

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .8955
Mkt/sale :
Assmt/sale: .6268

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,388	277,600
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		277,600
Grade	Factor	277,600
CDU	C&D Factor 1.00	277,600
Depreciation	%	277,600
	Computed cost value @ 70%	194,320

Building additions

Category	Type	Area	Value
Total additions			

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	16	Condominium	RIVER MEAD 02 Woodruff
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 5 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 2 Unfinished area
Floors	05	W/W over sub-flo	Family Rooms Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade	Unknown		Whirlpools Living area 1,388
Garage	32	Detached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks 1
Basement	01	Full	W/B stacks
Bsmt Fin Qual	01	Unfinished	W/B openings
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1984

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con						BG			
Block Detach Garage									
Value at 70%							Value at 100%		

Property at 00003 RIVER MEAD

0012

Prop ID 3740003 Card 01

No sketch for this property

7-01-02 SOLD WITH GARAGES BG AND CG
UNIT HAS 2 GARAGES-BOTH DETACHED- BG INCL W/UNIT ASSMNT & CG TAXED SEP

9-27-24 SOLD WITH GARAGES BG AND CG