

Property at 00001 BALSAM COURT 227A Prop ID 1250001 Printed 30-Dec-2025 10:12 AM Design and Layout (C) Right/Angles

Administrative Information			
Owner name:	JENNINGS IRREVOCABLE TRUST		
Second name:			
Address:	1 BALSAM COURT		
City/state:	AVON CT	Zip:	06001

Location Information			
Map: 052	Clerk map:		
Lot: 1250001	Neigh.: FW	Zone: R40	Vol: 794 Page: 103
Assessments		Exemptions	Last sale
Assmt category	Qty	Amount	Exempt Cat Amount
Resident Condo	1.00	169,710	AFA Veteran 3,500
Resident Outbldg	1.00	5,250	CFB Add Vet 1,750
		DAC Veteran 10,000	Sale date: 28-Sep-1987
			Sale price: 175,000
			Sale valid: Y
			Values
			Mkt value :
			Cost value: 249,943
Summary		Utilities	Sales ratios
Total assessments	174,960	Water Connecticut	Cost/sale : 1.4282
Total exemptions	15,250	Sewer Public sewer	Mkt/sale :
Net assessment	159,710	Gas None	Assmt/sale: .9998

Residential Dwelling Information			
Subject	Code	Description	Condominium
Style	16	Condominium	FARMINGTON WOODS 17 CONCORD
Exterior Walls	10	Vertical Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	05	Flat	Story Height 1.0
Foundation	01	Poured Concrete	Total Rooms 5
Interior Walls	02	Drywall	Garage cars 2
Floors	05	W/W over sub-flo	Bedrooms 1
Heating System	02	Forced Hot Air	Unfinished area
Fuel	02	Natural Gas	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	Unknown		Full Baths 1
Garage	31	Detached 1 car	Masonry trim sf
Area Over Gar.	99	None	Half Baths 1
Basement	99	None	Finish bsmt sz
Bsmt Fin Qual	99	None	Addtn'l fixtures 1
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Whirlpools 1,276
Exterior Cond	05	Good	Living area
			# Living Units
			M/F stacks 1
			W/B stacks
			W/B openings
			Actual Year Built: 1977

Building Valuation Summary			
Dwelling	Frame	1 story w/bsmt	Area 1,276 242,440
Basement	None		
Heating	Yes	A/C Yes	
Plumbing	1 F/B	1 H/B 1 Add'l fix.	Wh/p Saunas
Attic	None	Attic size:	
Additions			
Other Features		M Stks	
Sub-Total			242,440
Grade		Factor	242,440
CDU		C&D Factor 1.00	242,440
Depreciation		%	242,440
Computed cost value @ 70%			169,708

Building additions			
Category	Type	Area	Value
Total additions			

Outbuilding Information							
Description	Wid	Len	Area	Rate	Year	Cnd	RCN
RG1 Frame or Con						C	7,500
Block Detach Garage							
Value at 70%	5,250					Value at 100%	7,500

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227A

Prop ID 1250001 Card 01

No sketch for this property