

Property at 00002 BALSAM COURT

227B

Prop ID 1250002

Printed 06-Feb-2026 8:36 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MOREAU DEBRA P & ROBERT A

Second name:

Address: 2 BALSAM COURT

City/state: AVON CT Zip: 06001

Location Information

Map: 052

Clerk map:

Lot: 1250002

Neigh.: FW

Zone: R40

Vol: 809

Page: 787

Assessments

Exemptions

Last sale

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Nov-2025
Resident Condo	1.00	260,040				Sale price: 435,000
						Sale valid:
						Values
						Mkt value :
						Cost value: 371,486
						Sales ratios
Total assessments		260,040	Water	Connecticut		Cost/sale : .8540
Total exemptions			Sewer	Public sewer		Mkt/sale :
Net assessment		260,040	Gas	None		Assmt/sale: .5978

Summary

Utilities

Sales ratios

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,769	353,800
Basement	None			
Heating	Yes	A/C Yes		
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:	
Additions				
Other Features		M Stks		
Sub-Total				353,800
Grade		Factor		353,800
CDU		C&D Factor 1.05		371,490
Depreciation		%		371,490
		Computed cost value @ 70%		260,043

Building additions

Category	Type	Area	Value
Total additions			

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	16	Condominium	FARMINGTON WOODS 41 LEXINGTON I
Exterior Walls	10	Vertical Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	05	Flat	
Foundation	01	Poured Concrete	Total Rooms 6 Garage cars 1
Interior Walls	02	Drywall	Bedrooms 2 Unfinished area
Floors	05	W/W over sub-flo	Family Rooms 1 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 1 Rec Room Size
Grade		Unknown	Whirlpools 1,769
Garage	31	Detached 1 car	Saunas # Living Units
Area Over Gar.		Unknown	M/F stacks 1
Basement	99	None	W/B stacks
Bsmt Fin Qual	99	None	W/B openings
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1978

Property at 00002 BALSAM COURT

227B

Prop ID 1250002 Card 01

No sketch for this property

OTHER FEATURES - GOLF SITE