

Property at 00003 BALSAM COURT 228A Prop ID 1250003 Printed 05-Feb-2025 8:32 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BURNS-HOWARD ROBERTA JEANNE &  
Second name: BURNS-HOWARD GEORGE BRADLEY  
Address: 3 BALSAM COURT  
City/state: AVON CT Zip: 06001

Location Information

Map: 052 Clerk map:  
Lot: 1250003 Neigh.: FW Zone: R40 Vol: 798 Page: 102

Assessments

| Assmt category | Qty  | Amount  |
|----------------|------|---------|
| Resident Condo | 1.00 | 260,040 |

Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

Last sale

Sale date: 25-Oct-2024  
Sale price: 380,000  
Sale valid:

Values

Mkt value :  
Cost value: 371,486

Summary

|                   |         |
|-------------------|---------|
| Total assessments | 260,040 |
| Total exemptions  |         |
| Net assessment    | 260,040 |

Utilities

|       |              |
|-------|--------------|
| Water | Connecticut  |
| Sewer | Public sewer |
| Gas   | None         |

Sales ratios

Cost/sale : .9776  
Mkt/sale :  
Assmt/sale: .6843

Building Valuation Summary

|                |       |                    | Area  |         |
|----------------|-------|--------------------|-------|---------|
| Dwelling       | Frame | 1 1/2 story w/bsmt | 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 00003 BALSAM COURT

228A

Prop ID 1250003 Card 01

No sketch for this property

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