

Property at 00004 BALSAM COURT 228B Prop ID 1250004 Printed 05-Feb-2024 12:24 PM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	WRENSFORD GRANVILLE & LOUISE
Second name:	
Address:	4 BALSAM COURT
City/state:	AVON CT
Zip:	06001

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

Location Information					
Map: 052	Clerk map:				
Lot: 1250004	Neigh.: FW	Zone: R40	Vol: 743	Page: 534	
Assessments			Exemptions		Last sale
Assmt category	Qty	Amount	Exempt	Cat	Amount
Resident Condo	1.00	169,710			
			Sale date: 04-Oct-2019		
			Sale price: 165,000		
			Sale valid:		
			Values		
			Mkt value :		
			Cost value: 242,443		
Summary			Utilities		Sales ratios
Total assessments		169,710	Water	Connecticut	Cost/sale : 1.4694
Total exemptions			Sewer	Public sewer	Mkt/sale :
Net assessment		169,710	Gas	None	Assmt/sale: 1.0285

Building additions

Category	Type	Area	Value
Total additions			

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	16	Condominium	FARMINGTON WOODS	17 CONCORD
Exterior Walls	10	Vertical Siding	Story Height 1.0	
Roof Material	01	Asphalt Shingles		
Roof Type	05	Flat		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Garage cars	1
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	Half Baths	1
Area Over Gar.	99	None	Addtn'l fixtures	1
Basement	99	None	Whirlpools	1,276
Bsmt Fin Qual	99	None	Saunas	
Air Condition	01	Central Air	# Living Units	
Interior Cond	05	Good	M/F stacks	1
Exterior Cond	05	Good	W/B stacks	
			W/B openings	
Actual Year Built: 1978				

Property at 00004 BALSAM COURT

228B

Prop ID 1250004 Card 01

No sketch for this property

PROBATE CERT V 511 P 333 11-18-04

QC 11-16-07 V 567 P 1019 RONALD DOMINGUE (13%) CAROL BRODEUR (87%)

QC 2-28-19 V 726 P 750 DOMINGUE SOLD HIS 13% FOR \$2000 TO BRODEUR