

Property at 00002 BRANFORD COURT 3043 Prop ID 1400002 Printed 05-Feb-2024 12:52 PM Design and Layout (C) Right/Angles

Administrative Information			
Owner name:	SMITH LORENZO		
Second name:			
Address:	2 BRANFORD COURT		
City/state:	AVON CT	Zip:	06001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,200	270,000
Basement	None				
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					270,000
Grade		Factor			270,000
CDU		C&D Factor 1.00			270,000
Depreciation		%			270,000
Computed cost value @ 70%					189,000

Location Information			
Map: 052	Clerk map:		
Lot: 1400002	Neigh.: FW	Zone: R40	Vol: 734 Page: 635
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Condo	1.00	189,000	
			Amount
			Sale date: 18-Nov-2019
			Sale price: 180,000
			Sale valid:
			Values
			Mkt value :
			Cost value: 270,000
Summary		Utilities	
Total assessments	189,000	Water	Connecticut
Total exemptions		Sewer	Public sewer
Net assessment	189,000	Gas	None
			Sales ratios
			Cost/sale : 1.5000
			Mkt/sale :
			Assmt/sale: 1.0500

Building additions

Category	Type	Area	Value
Total additions			

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	16	Condominium	FARMINGTON WOODS	37 LANCASTER I
Exterior Walls	01	Clapboards	Story Height 2.0	
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	06	Heat Pump	Full Baths	2
Fuel	03	Electric	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade		Unknown	Whirlpools	
Garage	21	Attached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	1
Basement	99	None	W/B stacks	
Bsmt Fin Qual	99	None	W/B openings	
Air Condition	01	Central Air	Actual Year Built: 1986	
Interior Cond	05	Good		
Exterior Cond	05	Good		

No sketch for this property