

Property at 00003 BRANFORD COURT 3042 Prop ID 1400003 Printed 21-Mar-2024 1:25 PM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	CROFTON WILLIAM H III AND
Second name:	NANCY W CO-TRUSTEES
Address:	3 BRANFORD COURT
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	332,500
Basement	None		1,900	
Heating	Yes	A/C Yes		
Plumbing	3 F/B	H/B Add'l fix. Wh/p	Saunas	
Attic	None	Attic size:		
Additions				
Other Features		M Stks		
Sub-Total				332,500
Grade		Factor		332,500
CDU		C&D Factor 1.00		332,500
Depreciation		%		332,500
Computed cost value @ 70%				232,750

Location Information						
Map: 052		Clerk map:				
Lot: 1400003		Neigh.: FW	Zone: R40		Vol: 766	Page: 371
Assessments			Exemptions			Last sale
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Sep-2015
Resident Condo	1.00	232,750				Sale price: 262,500
						Sale valid:
						Values
						Mkt value :
						Cost value: 332,500
Summary			Utilities			Sales ratios
Total assessments		232,750	Water	Connecticut		Cost/sale : 1.2667
Total exemptions			Sewer	Public sewer		Mkt/sale :
Net assessment		232,750	Gas	CNG		Assmt/sale: .8867

Building additions

Category	Type	Area	Value
Total additions			

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	16	Condominium	FARMINGTON WOODS	38 LANCASTER II
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	Garage cars	1
Floors	07	Hardwood/Carpet	Bedrooms	3
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	3
Garage	21	Attached 1 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	
Basement	99	None	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	
Air Condition	01	Central Air	Whirlpools	1,900
Interior Cond	05	Good	Saunas	# Living Units 1
Exterior Cond	05	Good	M/F stacks	1
Actual Year Built: 1986				

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3042

Prop ID 1400003 Card 01

No sketch for this property

CROFTON FAMILY 2020 TRUST DTD 12-4-20 V 766 P 371 9-20-21
1 DETACHED GARAGE G#1 PUTNAM LN REMOVED FR CARD B/C SOLD TO GORDON

V791 P1163 3-14-24