

Property at 00008 BYRON DRIVE

117B

Prop ID 1610008

Printed 24-Jul-2025 8:19 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: ADVANI ARUN S TRUSTEE &  
Second name: ADVANI MUKTA A TRUSTEE  
Address: 65 DANIEL TRACE  
City/state: BURLINGTON CT Zip: 06013

## Location Information

Map: 052 Clerk map:  
Lot: 1610008 Neigh.: FW Zone: Vol: 803 Page: 634

## Assessments

| Assmt category | Qty  | Amount  |
|----------------|------|---------|
| Resident Condo | 1.00 | 213,780 |

## Exemptions

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

## Last sale

Sale date: 22-May-2025  
Sale price: 275,000  
Sale valid:

## Values

Mkt value :  
Cost value: 305,400

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 213,780 |
| Total exemptions  |         |
| Net assessment    | 213,780 |

## Utilities

|       |              |
|-------|--------------|
| Water | Connecticut  |
| Sewer | Public sewer |
| Gas   | CNG          |

## Sales ratios

Cost/sale : 1.1105  
Mkt/sale :  
Assmt/sale: .7774

## Building Valuation Summary

| Dwelling       | Frame | 1 story w/bsmt | Area<br>1,350 | 297,000 |
|----------------|-------|----------------|---------------|---------|
| Basement       | None  |                |               |         |
| Heating        | Yes   | A/C Yes        |               |         |
| Plumbing       | 2 F/B | H/B Add'l fix. | Wh/p          | Saunas  |
| Attic          | None  | Attic size:    |               |         |
| Additions      |       |                |               | 8,400   |
| Other Features |       | M Stks         |               |         |

|              |                           |         |
|--------------|---------------------------|---------|
| Sub-Total    |                           | 305,400 |
| Grade        | Factor                    | 305,400 |
| CDU          | C&D Factor 1.00           | 305,400 |
| Depreciation | %                         | 305,400 |
|              | Computed cost value @ 70% | 213,780 |

## Building additions

| Category                 | Type                      | Area | Value |
|--------------------------|---------------------------|------|-------|
| P Porches, Patios, Decks | FEFF Frame enclosed first | 336  | 8,400 |

Total additions 8,400

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |                   |
|----------------|------|------------------|-------------------------|-------------------|
| Style          | 16   | Condominium      | FARMINGTON WOODS        | 50 SHERMAN        |
| Exterior Walls | 10   | Vertical Siding  | Story Height 1.0        |                   |
| Roof Material  | 01   | Asphalt Shingles |                         |                   |
| Roof Type      | 05   | Flat             |                         |                   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 4 Garage cars 1   |
| Interior Walls | 02   | Drywall          | Bedrooms                | 2 Unfinished area |
| Floors         | 05   | W/W over sub-flo | Family Rooms            | Dormer linear f   |
| Heating System | 02   | Forced Hot Air   | Full Baths              | 2 Masonry trim sf |
| Fuel           | 02   | Natural Gas      | Half Baths              | Finish bsmt sz    |
| Attic          | 99   | None             | Addtn'l fixtures        | Rec Room Size     |
| Grade          |      | Unknown          | Whirlpools              | Living area 1,350 |
| Garage         | 31   | Detached 1 car   | Saunas                  | # Living Units    |
| 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: 1974 |                   |
| Interior Cond  | 05   | Good             |                         |                   |
| Exterior Cond  | 05   | Good             |                         |                   |

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Prop ID 1610008 Card 01

No sketch for this property