

Property at 00035 BYRON DRIVE

244B

Prop ID 1610035

Printed 05-Feb-2024 2:00 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GILL WENDY A SOLE TRUSTEE
Second name:
Address: 35 BYRON DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 051 Clerk map:
Lot: 1610035 Neigh.: FW Zone: R40 Vol: 784 Page: 394

Assessments

Assmt category	Qty	Amount
Resident Condo	1.00	263,240
Resident Outbldg	1.00	5,250

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-May-1992
Sale price: 172,000
Sale valid:

Values

Mkt value :
Cost value: 383,557

Summary

Total assessments	268,490
Total exemptions	
Net assessment	268,490

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 2.2300
Mkt/sale :
Assmt/sale: 1.5610

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,761	352,200
Basement	Full			
Heating	Yes	A/C Yes		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p Saunas
Attic	None		Attic size:	
Additions				5,950
Other Features		M Stks		

Sub-Total		358,150
Grade	Factor	358,150
CDU	C&D Factor 1.05	376,058
Depreciation	%	376,058
	Computed cost value @ 70%	263,241

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	238	5,950

Total additions 5,950

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	16	Condominium	FARMINGTON WOODS	42 LEXINGTON II
Exterior Walls	10	Vertical Siding	Story Height 2.0	
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6 Garage cars 2
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	Rec Room Size
Grade	Unknown		Whirlpools	Living area 1,761
Garage	31	Detached 1 car	Saunas	# Living Units
Area Over Gar.	99	None	M/F stacks	1
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1978	

Outbuilding Information

Description	Wid Len	Area	Rate Year	Cnd	RCN	Depr	Value
RG1 Frame or Con				C	7,500		7,500
Block Detach Garage							
Value at 70%	5,250				Value at 100%		7,500

Property at 00035 BYRON DRIVE

244B

Prop ID 1610035 Card 01

No sketch for this property

OTHER FEATURES-LOCATION
PROB CERT PETER L GILL V784 P126 4-26-23

WENDY A GILL LIVING TRUST DTD 3-5-2003 V784 P394 5-8-23