

Property at 00021 CROCUS LANE 128A Prop ID 1990021 Printed 06-Feb-2024 10:05 AM Design and Layout (C) Right/Angles

| Administrative Information |                       |            |
|----------------------------|-----------------------|------------|
| Owner name:                | PERSICO CHRISTOPHER M |            |
| Second name:               |                       |            |
| Address:                   | 21 CROCUS LANE        |            |
| City/state:                | AVON CT               | Zip: 06001 |

Building Valuation Summary

|                           |       |                  |      |        |         |
|---------------------------|-------|------------------|------|--------|---------|
| Dwelling                  | Frame | 2 story w/bsmt   | Area | 1,990  | 348,250 |
| Basement                  | None  |                  |      |        |         |
| Heating                   | Yes   | A/C Yes          |      |        |         |
| Plumbing                  | 2 F/B | H/B 1 Add'l fix. | Wh/p | Saunas |         |
| Attic                     | None  | Attic size:      |      |        |         |
| Additions                 |       |                  |      |        |         |
| Other Features            |       | M Stks           |      |        |         |
| Sub-Total                 |       |                  |      |        | 348,250 |
| Grade                     |       |                  |      |        | 348,250 |
| CDU                       |       |                  |      |        | 348,250 |
| Depreciation              |       |                  |      |        | 348,250 |
| Computed cost value @ 70% |       |                  |      |        | 243,775 |

| Location Information |            |           |            |              |                        |
|----------------------|------------|-----------|------------|--------------|------------------------|
| Map: 053             | Clerk map: |           |            |              |                        |
| Lot: 1990021         | Neigh.: FW | Zone: R40 | Vol: 626   | Page: 983    |                        |
| Assessments          |            |           | Exemptions |              | Last sale              |
| Assmt category       | Qty        | Amount    | Exempt     | Cat          | Amount                 |
| Resident Condo       | 1.00       | 243,780   |            |              |                        |
|                      |            |           |            |              | Sale date: 22-Jul-2011 |
|                      |            |           |            |              | Sale price: 190,000    |
|                      |            |           |            |              | Sale valid:            |
|                      |            |           |            |              | Values                 |
|                      |            |           |            |              | Mkt value :            |
|                      |            |           |            |              | Cost value: 348,257    |
| Summary              |            |           | Utilities  |              | Sales ratios           |
| Total assessments    |            | 243,780   | Water      | Connecticut  | Cost/sale : 1.8329     |
| Total exemptions     |            |           | Sewer      | Public sewer | Mkt/sale :             |
| Net assessment       |            | 243,780   | Gas        | None         | Assmt/sale: 1.2831     |

Building additions

| Category        | Type | Area | Value |
|-----------------|------|------|-------|
| Total additions |      |      |       |

Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |               |
|----------------|------|------------------|-------------------------|---------------|
| Style          | 16   | Condominium      | FARMINGTON WOODS        | 44 LITCHFIELD |
| Exterior Walls | 10   | Vertical Siding  | Story Height 2.0        |               |
| Roof Material  | 01   | Asphalt Shingles |                         |               |
| Roof Type      | 05   | Flat             |                         |               |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 7             |
| Interior Walls | 02   | Drywall          | Bedrooms                | 3             |
| Floors         | 05   | W/W over sub-flo | Family Rooms            | 1             |
| Heating System | 05   | Electric B/B     | Full Baths              | 2             |
| Fuel           | 03   | Electric         | Half Baths              |               |
| Attic          | 99   | None             | Addtn'l fixtures        | 1             |
| Grade          |      | Unknown          | Whirlpools              |               |
| Garage         | 31   | Detached 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: 1971 |               |
| Interior Cond  | 05   | Good             |                         |               |
| Exterior Cond  | 05   | Good             |                         |               |

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128A

Prop ID 1990021 Card 01

No sketch for this property