

Property at 00001 CROSSROADS LANE 2991 Prop ID 2000001 Printed 03-Feb-2026 2:54 PM Design and Layout (C) Right/Angles

Administrative Information  
Owner name: SHAFRAN SHARON L & SIDNEY L  
Second name:  
Address: 1 CROSSROADS LANE  
City/state: AVON CT Zip: 06001

Building Valuation Summary

|                |       |                |      |          |                                   |
|----------------|-------|----------------|------|----------|-----------------------------------|
| Dwelling       | Frame | 1 story w/bsmt | Area | 1,732    | 329,080                           |
| Basement       | Full  |                |      |          |                                   |
| Heating        | Yes   | A/C Yes        |      |          |                                   |
| Plumbing       | 2 F/B | H/B Add'l fix. | Wh/p | Saunas   |                                   |
| Attic          | None  | Attic size:    |      |          |                                   |
| Additions      |       |                |      |          |                                   |
| Other Features |       | M Stks         |      | Bsmt Gar |                                   |
| Sub-Total      |       |                |      |          | 329,080                           |
| Grade          |       |                |      |          | Factor 329,080                    |
| CDU            |       |                |      |          | C&D Factor 1.00 329,080           |
| Depreciation   |       |                |      |          | % 329,080                         |
|                |       |                |      |          | Computed cost value @ 70% 230,356 |

|                         |         |         |                          |              |                        |
|-------------------------|---------|---------|--------------------------|--------------|------------------------|
| Location Information    |         |         |                          |              |                        |
| Map: 050 Clerk map:     |         |         | Vol: 789 Page: 126       |              |                        |
| Lot: 2000001 Neigh.: FW |         |         | Zone: Vol: 789 Page: 126 |              |                        |
| Assessments             |         |         | Exemptions               |              |                        |
| Assmt category          | Qty     | Amount  | Exempt Cat               | Amount       | Last sale              |
| Resident Condo          | 1.00    | 230,360 | LBA Volfire              | 62,500       | Sale date: 16-Feb-1999 |
|                         |         |         | Sale price: 187,000      |              |                        |
|                         |         |         | Sale valid:              |              |                        |
|                         |         |         | Values                   |              |                        |
|                         |         |         | Mkt value :              |              |                        |
|                         |         |         | Cost value: 329,086      |              |                        |
| Summary                 |         |         | Utilities                |              |                        |
| Total assessments       | 230,360 |         | Water                    | Connecticut  | Sales ratios           |
| Total exemptions        | 62,500  |         | Sewer                    | Public sewer | Cost/sale : 1.7598     |
| Net assessment          | 167,860 |         | Gas                      | None         | Mkt/sale :             |
|                         |         |         | Assmt/sale: 1.2319       |              |                        |

Building additions

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

Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |                    |
|----------------|------|------------------|-------------------------|--------------------|
| Style          | 16   | Condominium      | FARMINGTON WOODS        | 13 CHELTON         |
| Exterior Walls | 01   | Clapboards       | Story Height 1.0        |                    |
| Roof Material  | 01   | Asphalt Shingles |                         |                    |
| Roof Type      | 01   | Gable            |                         |                    |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 6 Garage cars 2    |
| Interior Walls | 02   | Drywall          | Bedrooms                | 3 Unfinished area  |
| Floors         | 01   | Hardwood         | Family Rooms            | 1 Dormer linear f  |
| Heating System | 02   | Forced Hot Air   | Full Baths              | 2 Masonry trim sf  |
| Fuel           | 02   | Natural Gas      | Half Baths              | Finish bsmt sz 322 |
| Attic          | 99   | None             | Addtn'l fixtures        | Rec Room Size      |
| Grade          |      | Unknown          | Whirlpools              | Living area 1,732  |
| Garage         | 12   | Basement 2 car   | Saunas                  | # Living Units 1   |
| Area Over Gar. | 01   | Fully Finished   | M/F stacks              | 1                  |
| Basement       | 01   | Full             | W/B stacks              |                    |
| Bsmt Fin Qual  | 05   | Living Area W/ A | W/B openings            |                    |
| Air Condition  | 01   | Central Air      | Actual Year Built: 1982 |                    |
| Interior Cond  | 05   | Good             |                         |                    |
| Exterior Cond  | 05   | Good             |                         |                    |

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2991

Prop ID 2000001 Card 01

No sketch for this property