

Property at 00001 RACEBROOK LANE

2782

Prop ID 3640001

Printed 07-Feb-2024 12:05 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ESCHERT JAMES M TRUSTEE AND
Second name: ESCHERT JUNE H TRUSTEE
Address: 1 RACEBROOK LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 050 Clerk map:
Lot: 3640001 Neigh.: FW Zone: Vol: 761 Page: 322

Assessments

Assmt category	Qty	Amount
Resident Condo	1.00	194,250

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Sep-2009
Sale price: 189,000
Sale valid:

Values

Mkt value :
Cost value: 277,500

Summary

Total assessments	194,250
Total exemptions	
Net assessment	194,250

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.4683
Mkt/sale :
Assmt/sale: 1.0278

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,200	270,000
Basement	None			
Heating	Yes	A/C Yes		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	Unfinished		Attic size: 1,200	
Additions				7,500
Other Features		M Stks		

Sub-Total		277,500
Grade	Factor	277,500
CDU	C&D Factor 1.00	277,500
Depreciation	%	277,500
	Computed cost value @ 70%	194,250

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	1	7,500

Total additions 7,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	16	Condominium	FARMINGTON WOODS	37 LANCASTER I
Exterior Walls	01	Clapboards	Story Height 1.0	
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	4 Garage cars 2
Interior Walls	02	Drywall	Bedrooms	2 Unfinished area
Floors	01	Hardwood	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	02	Unfinished	Addtn'l fixtures	Rec Room Size
Grade		Unknown	Whirlpools	Living area 1,200
Garage	21	Attached 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: 1985	
Interior Cond	05	Good		
Exterior Cond	05	Good		

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Prop ID 3640001 Card 01

No sketch for this property

V 666 P 270 8/26/13 REED TO ESCHERT & REED \$97,500 (PART INTEREST)
JAMES M ESCHERT REVOC TRST DTD 10-28-20 V 748 P 1139 11-2-20

NAME CHANGE JUNE H REED TO JUNE H ESCHERT V 759 P 495 5-13-21
THE JUNE H ESCHERT REVOC TRST DTD 6-11-21 (1/2 INTEREST)