

Property at 00002 RACEBROOK LANE

2781

Prop ID 3640002

Printed 07-Feb-2024 12:06 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BRASFIELD DUKE &
Second name: ROSSETTI MICHELLE
Address: 2 RACEBROOK LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 050 Clerk map:
Lot: 3640002 Neigh.: FW Zone: R40 Vol: 774 Page: 747

Assessments

Assmt category	Qty	Amount
Resident Condo	1.00	197,090

Exemptions

Exempt	Cat	Amount
	Connecticut	
	Public sewer	
	None	

Last sale

Sale date: 27-Apr-2022
Sale price: 263,000
Sale valid:

Values

Mkt value :
Cost value: 281,557

Summary

Total assessments	197,090
Total exemptions	
Net assessment	197,090

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.0706
Mkt/sale :
Assmt/sale: .7494

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,200	270,000
Basement	None			
Heating	Yes	A/C Yes		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				11,550
Other Features		M Stks		

Sub-Total		281,550
Grade	Factor	281,550
CDU	C&D Factor 1.00	281,550
Depreciation	%	281,550
	Computed cost value @ 70%	197,085

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	231	11,550

Total additions 11,550

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 1
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	99	None	Addtn'l fixtures	Rec Room Size
Grade		Unknown	Whirlpools	Living area 1,431
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		

No sketch for this property