

Property at 00006 SPRUCEWOOD LANE

231B

Prop ID 4030006

Printed 09-Jan-2026 12:47 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PELLEGRINI THOMAS A AND
 Second name: LYNN A
 Address: 6 SPRUCEWOOD LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 052 Clerk map:
 Lot: 4030006 Neigh.: FW Zone: R40 Vol: 524 Page: 641

Assessments

Exemptions

Last sale

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 05-Jul-2005
Resident Condo	1.00	225,230	AAA Veteran	1,000	Sale price: 287,500
			CAB Add Vet	500	Sale valid: Y
			DAC Veteran	10,000	

Values

Mkt value :
 Cost value: 321,757

Summary

Utilities

Sales ratios

Total assessments	225,230	Water	Connecticut	Cost/sale : 1.1192
Total exemptions	11,500	Sewer	Public sewer	Mkt/sale :
Net assessment	213,730	Gas	None	Assmt/sale: .7834

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	321,750
Basement	None			
Heating	Yes	A/C Yes		
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:	
Additions				
Other Features		M Stks		

Sub-Total		321,750
Grade	Factor	321,750
CDU	C&D Factor 1.00	321,750
Depreciation	%	321,750
	Computed cost value @ 70%	225,225

Building additions

Category	Type	Area	Value
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Total additions

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	16	Condominium	FARMINGTON WOODS 81 SALISBURY IIA
Exterior Walls	10	Vertical Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	05	Flat	
Foundation	01	Poured Concrete	Total Rooms 6 Garage cars 1
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	05	W/W over sub-flo	Family Rooms 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 1 Rec Room Size
Grade		Unknown	Whirlpools Living area 1,650
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	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1978

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Prop ID 4030006 Card 01

No sketch for this property

SOLD 8-26-98 WITH GAR 512-C VOL 355 PAGE 247
SOLD 7-5-05 WITH GAR 512-C