

Property at 00019 BYRON DRIVE 239A Prop ID 1610019 Printed 19-Feb-2010 10:30 PM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: OCONNELL JOANN TRUSTEE
 Second name:
 Address: 19 BYRON DRIVE
 City/state: AVON CT Zip: 06001

Building Valuation Summary

| | | | | | | |
|----------------|-------|----------------|-------------|-------|---------------------------|---------|
| Dwelling | Frame | 2 story w/bsmt | Area | 1,761 | 251,100 | |
| Basement | Full | | | | | |
| Heating | Yes | A/C Yes | | | | |
| Plumbing | 2 F/B | 1 H/B | Add'l fix. | Wh/p | Saunas | |
| Attic | None | | Attic size: | | | |
| Other Features | | M Stks | Unfin | 3,500 | | |
| Sub-Total | | | | | 251,100 | |
| Grade | | | | | Factor | 251,100 |
| CDU | | | | | C&D Factor 1.05 | 263,660 |
| Depreciation | | | | | % | 263,660 |
| | | | | | Computed cost value @ 70% | 184,560 |

| | | | | | |
|----------------------|------------|------------|-------------|--------------|------------------------|
| Location Information | | | | | |
| Map: 051 | Clerk map: | | | | |
| Lot: 1610019 | Neigh.: FW | Zone: R40 | Vol: 530 | Page: 728 | |
| Assessments | | Exemptions | | Last sale | |
| Assmt category | Qty | Amount | Exempt Cat | Amount | Sale date: 21-Jul-1995 |
| Resident Outbldg | 1.00 | 5,250 | | | Sale price: 180,000 |
| Resident Condo | 1.00 | 184,560 | | | Sale valid: Y |
| | | | Values | | |
| | | | Mkt value : | | |
| | | | Cost value: | 271,160 | |
| Summary | | | Utilities | | Sales ratios |
| Total assessments | 189,810 | | Water | Avon | Cost/sale : 1.5064 |
| Total exemptions | | | Sewer | Public sewer | Mkt/sale : |
| Net assessment | 189,810 | | Gas | None | Assmt/sale: 1.0545 |

Building additions

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

Residential Dwelling Information

| Subject | Code | Description | Condominium | |
|-------------------------|------|------------------|------------------|-----------------|
| Style | 16 | Condominium | FARMINGTON WOODS | 42 LEXINGTON II |
| Exterior Walls | 10 | Vertical Siding | | |
| Roof Material | 01 | Asphalt Shingles | Story Height 2.0 | |
| Roof Type | 01 | Gable | | |
| Foundation | 01 | Poured Concrete | Total Rooms | 6 |
| Interior Walls | 02 | Drywall | Garage cars | 2 |
| Floors | 05 | W/W over sub-flo | Bedrooms | 2 |
| Heating System | 02 | Forced Hot Air | Unfinished area | |
| Fuel | 02 | Natural Gas | Family Rooms | 1 |
| Attic | 99 | None | Dormer linear f | |
| Grade | | Unknown | Full Baths | 2 |
| Garage | 31 | Detached 1 car | Half Baths | 1 |
| Area Over Gar. | 99 | None | Masonry trim sf | |
| Basement | 01 | Full | Finish bsmt sz | |
| Bsmt Fin Qual | 01 | Unfinished | Rec Room Size | |
| Air Condition | 01 | Central Air | Living area | 1,761 |
| Interior Cond | 05 | Good | Whirlpools | |
| Exterior Cond | 05 | Good | Saunas | |
| | | | # Living Units | |
| | | | M/F stacks | 1 |
| | | | W/B stacks | |
| | | | W/B openings | |
| Actual Year Built: 1978 | | | | |

Outbuilding Information

| Description | Wid Len | Area | Rate | Year Cnd | RCN | Depr | Value |
|---------------------|---------|------|------|----------|---------------|------|-------|
| RG1 Frame or Con | | | | C | 7,500 | | 7,500 |
| Block Detach Garage | | | | | | | |
| Value at 70% | 5,250 | | | | Value at 100% | | 7,500 |

Property at 00019 BYRON DRIVE

239A

Prop ID 1610019

Printed 19-Feb-2010 10:30 PM Design and Layout (C) Right/Angles