

Property at 00011 ORCHARD STREET

Prop ID 3430011

Printed 07-Feb-2024 10:49 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TUSSIN CALMAN P &
Second name: NAOMI LERNER
Address: 11 ORCHARD STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
Lot: 3430011 Neigh.: Zone: R15 Vol: 403 Page: 32

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 09-May-2001
Resident Land	.34	87,500				Sale price: 135,000
Resident Dwelling	1.00	118,590				Sale valid: Y
					Values	
Resident Excess	.05	260				Mkt value :
						Cost value: 294,786
Summary			Utilities		Sales ratios	
Total assessments		206,350	Water	Connecticut		Cost/sale : 2.1836
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		206,350	Gas	None		Assmt/sale: 1.5285

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	125,000	125,000			125,000	87,500
Primary Site		14,810						
RES	12	.050	7,500	375			375	263
Residual		2,178						
				.390 acres	Total land value		125,375	87,763

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	2
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	30	C	Whirlpools	1,520
Garage	21	Attached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1964	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,232	208,620
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					52,007
Other Features					
Sub-Total					260,627
Grade	C	Factor 1.0000			260,627
CDU		C&D Factor 1.00			260,627
Depreciation		35 %			169,408
		Computed cost value @ 70%			118,586

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	192	5,086
G Garages	FR Attached frame LE 65	288	13,950
L Living Area	FRFF Frame first floor	288	32,971
Total additions			52,007

