

Property at 00012 ORCHARD STREET

Prop ID 3430012

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: 12 ORCHARD STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
Lot: 3430012 Neigh.: Zone: R15 Vol: 197 Page: 388

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Sep-1987
Resident Land	.34	87,500				Sale price: 199,900
Resident Dwelling	1.00	261,640				Sale valid:

Values

Resident Excess	.02	110				Mkt value :
						Cost value: 498,929

Summary

Total assessments	349,250	Water	Connecticut	Cost/sale :	2.4959
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	349,250	Gas	None	Assmt/sale:	1.7471

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	.020	7,500	150			150	105
Residual	871							

.360 acres Total land value 125,150 87,605

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7
Interior Walls	02	Drywall	Garage cars 2
Floors	07	Hardwood/Carpet	Bedrooms 4
Heating System	07	Hydro Air	Family Rooms 1
Fuel	02	Natural Gas	Full Baths 3
Attic	99	None	Masonry trim sf
Grade	33	C+	Half Baths
Garage	22	Attached 2 car	Finish bsmt sz
Area Over Gar.	99	None	Addn'l fixtures 2
Basement	01	Full	Rec Room Size 900
Bsmt Fin Qual	03	Rec Room W/ Air	Living area 3,440
Air Condition	01	Central Air	Whirlpools
Interior Cond	05	Good	# Living Units 1
Exterior Cond	05	Good	

Actual Year Built: 2002

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	404,900
Basement	Full		1,720	
Heating	Yes	A/C Yes		11,570
Plumbing	3 F/B	H/B 2 Add'l fix.	Wh/p	11,000
Attic	None	Attic size:	Saunas	
Additions				75,667
Other Features		WB Stks	RR	29,305

Sub-Total				532,442
Grade	C+	Factor 1.0800		575,037
CDU		C&D Factor 1.00		575,037
Depreciation		35 %		373,774
		Computed cost value @ 70%		261,642

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,072	48,028
P Porches, Patios, Decks	FOFF Frame open first flo	78	4,752
P Porches, Patios, Decks	FEFF Frame enclosed first	240	22,887

Total additions 75,667

