

Property at 00015 ORCHARD STREET

Prop ID 3430015

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Administrative Information

Owner name: LINDELL JASON K AND
 Second name: SIMMONS VANESSA J
 Address: 16 ALLEN PLACE
 City/state: COLLINSVILLE CT Zip: 06019

Location Information

Map: 028 Clerk map:
 Lot: 3430015 Neigh.: Zone: R15 Vol: 525 Page: 287

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 11-Jul-2005
Resident Land	.34	87,500			Sale price: 235,000
Resident Dwelling	1.00	95,180			Sale valid: Y
Resident Outbldg	1.00	12,250			

Last sale

Sale date: 11-Jul-2005
 Sale price: 235,000
 Sale valid: Y

Values

Resident Excess	.37	1,940	Mkt value :	
			Cost value:	281,243

Summary

Total assessments	196,870	Water	Connecticut	Cost/sale :	1.1968
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	196,870	Gas	None	Assmt/sale:	.8377

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	.370	7,500	2,775			2,775	1,943
Residual	16,117							

.710 acres Total land value 127,775 89,443

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	17	Old style	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6 Garage cars 2
Interior Walls	01	Plaster	Bedrooms 2 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 1 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade	37	B-	Whirlpools Living area 1,389
Garage	32	Detached 2 car	Saunas # Living Units
Area Over Gar.	04	Loft	M/F stacks
Basement	01	Full	W/B stacks
Bsmt Fin Qual	01	Unfinished	W/B openings
Air Condition	99	None	
Interior Cond	02	Poor	
Exterior Cond	02	Poor	Actual Year Built: 1861

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 460	138,500
Basement	Full			
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B	Add'l fix. Wh/p	Saunas 3,500
Attic	None		Attic size:	
Additions				90,432
Other Features				

Sub-Total			232,432
Grade	B-	Factor 1.1700	271,945
CDU		C&D Factor 1.00	271,945
Depreciation		50 %	135,973
		Computed cost value @ 70%	95,181

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	320	36,634
P Porches, Patios, Decks	BPAT Brick/flagstone pati	179	4,082
P Porches, Patios, Decks	F0FF Frame open first flo	25	1,523
L Living Area	FRFF Frame first floor	48	5,495
P Porches, Patios, Decks	FEFF Frame enclosed first	144	13,732
L Living Area	FRFF Frame first floor	216	24,728
P Porches, Patios, Decks	DECK Wood deck	160	4,238

Total additions 90,432

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	26	624	55.95		C	34,913	50	17,500
Block Detach Garage									
Value at 70%			12,250				Value at 100%		17,500

