

Property at 00022 ORCHARD STREET

Prop ID 3430022

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Administrative Information

Owner name: DERDERIAN ARTHUR JR AND
 Second name: ALICIA S
 Address: 22 ORCHARD STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 3430022 Neigh.: Zone: R15 Vol: 325 Page: 267

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 31-Oct-1996
Resident Land	.34	87,500	AAA Veteran	1,000	Sale price: 218,500
Resident Dwelling	1.00	156,970	CAB Add Vet	500	Sale valid: Y
Resident Outbldg	1.00	1,260	DAC Veteran	10,000	
				Values	
				Mkt value :	
				Cost value: 351,043	
				Sales ratios	
				Cost/sale : 1.6066	
				Mkt/sale : 1.1246	
				Assmt/sale: 1.1246	

Summary

Total assessments	245,730	Water	Connecticut	Cost/sale :	1.6066
Total exemptions	11,500	Sewer	Septic	Mkt/sale :	1.1246
Net assessment	234,230	Gas	None	Assmt/sale:	1.1246

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.344	125,000	125,000		125,000	87,500
Primary Site		14,985					
		.344 acres		Total land value		125,000	87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	33	C+		
Garage	22	Attached 2 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	211,170
Basement	Full		728	
Heating	Yes	A/C Yes		6,100
Plumbing	2 F/B	1 H/B	2 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				87,166
Other Features		M Stks		3,000
Sub-Total				319,436
Grade	C+	Factor 1.0800		344,991
CDU		C&D Factor 1.00		344,991
Depreciation		35 %		224,244
Computed cost value @ 70%				156,971

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	8	733
L Living Area	BSMT Basement addition	238	4,386
L Living Area	FRFF Frame first floor	238	27,246
P Porches, Patios, Decks	DECK Wood deck	224	5,934
G Garages	FR Attached frame LE 65	529	23,353
G Garages	FSF Full-story fin o/gar	216	14,469
P Porches, Patios, Decks	F0FF Frame open first flo	87	5,301
L Living Area	FRUF Frame upper full	50	4,187
L Living Area	AIR Air conditioning	238	724
L Living Area	AIR Air conditioning	58	176
L Living Area	AIR Air conditioning	216	657
Total additions			87,166

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2002	C	3,600	50	1,800
Utility Shed									
Value at 70%		1,260	Value at 100%		1,800				

