

Property at 00025 ORCHARD STREET

Prop ID 3430025

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Administrative Information

Owner name: JENSEN LINDA M AND
 Second name: ANANIA ROBERT A
 Address: 25 ORCHARD STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 3430025 Neigh.: Zone: R15 Vol: 451 Page: 093

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 30-Sep-1996
Resident Land	.34	87,500	AAA Veteran	1,000	Sale price: 133,000
Resident Dwelling	1.00	115,940	BAD Add Vet	500	Sale valid:
Resident Outbldg	1.00	1,750	DAC Veteran	10,000	
Resident Excess		.19	1,000	Values	
Total assessments		206,190	Utilities		Sales ratios
Total exemptions		11,500	Water Connecticut		Cost/sale : 2.2147
Net assessment		194,690	Sewer Septic		Mkt/sale :
			Gas None		Assmt/sale: 1.5503

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	.190	7,500	1,425		1,425	998
Residual		8,276					
		.530 acres		Total land value		126,425	88,498

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
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	16
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	
Attic	04	Fully finished w	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	21	Attached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1950	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	868
Basement	Full		160,720
Heating	Yes	A/C Yes	4,640
Plumbing	2 F/B	H/B Add'l fix.	5,000
Attic	Fully finished w/WH	Wh/p Saunas	26,226
Additions		Attic size: 680	32,611
Other Features	WB Stks		6,750
Sub-Total			235,947
Grade	C+	Factor 1.0800	254,823
CDU		C&D Factor 1.00	254,823
Depreciation		35 %	165,635
		Computed cost value @ 70%	115,945

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	180	17,165
P Porches, Patios, Decks	CPAT Concrete patio	84	716
G Garages	FR Attached frame LE 65	308	14,730
Total additions			32,611

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	14	12	168	30.00	2004	C	5,040	50	2,500
Utility Shed									
Value at 70%		1,750	Value at 100%		2,500				

