

Property at 00028 ORCHARD STREET

Prop ID 3430028

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Administrative Information

Owner name: STEPHENS JENNA J AND
Second name: ELIZABETH H
Address: 28 ORCHARD STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
Lot: 3430028 Neigh.: Zone: R15 Vol: 703 Page: 220

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	201,770

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Oct-2016
Sale price: 393,000
Sale valid:

Values

Mkt value :
Cost value: 413,243

Summary

Total assessments	289,270
Total exemptions	
Net assessment	289,270

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.0515
Mkt/sale :
Assmt/sale: .7361

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
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Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	247,500
Basement	Full		914	
Heating	Yes	A/C Yes		7,130
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	9,000
Attic	None	Attic size:		
Additions				96,950
Other Features	Mason Trim WB Stks	RR		18,440

Sub-Total		379,020
Grade	B-	Factor 1.1700
CDU	C&D Factor 1.00	443,453
Depreciation	35 %	288,244
	Computed cost value @ 70%	201,771

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	672	30,107
G Garages	FSF Full-story fin o/gar	133	8,909
L Living Area	AIR Air conditioning	133	404
L Living Area	BSMT Basement addition	260	4,791
L Living Area	FRFF Frame first floor	260	29,765
L Living Area	AIR Air conditioning	260	790
L Living Area	OVER Frame Overhang	33	3,022
P Porches, Patios, Decks	FOFF Frame open first flo	198	12,063
P Porches, Patios, Decks	DECK Wood deck	268	7,099

Total additions 96,950

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	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	9
Interior Walls	02	Drywall	Garage cars	3
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	23	Attached 3 car	Masonry trim sf	264
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	288
Interior Cond	05	Good	Living area	2,254
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1994	

