

Property at 00029 ORCHARD STREET

Prop ID 3430029

Printed 07-Feb-2024 10:50 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BONINI TERRANCE A &
 Second name: ROBIN H
 Address: 29 ORCHARD STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 3430029 Neigh.: Zone: R15 Vol: 287 Page: 822

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Nov-1993
Resident Land	.34	87,500				Sale price: 163,500
Resident Dwelling	1.00	155,620				Sale valid:
Resident Outbldg	1.00	1,680				Values
						Mkt value :
Resident Excess	.16	840				Cost value: 350,914
Summary			Utilities		Sales ratios	
Total assessments		245,640	Water	Connecticut	Cost/sale :	2.1463
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		245,640	Gas	None	Assmt/sale:	1.5024

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	.160	7,500	1,200			1,200	840
Residual		6,970						
		.500 acres		Total land value			126,200	88,340

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	2
Floors	01	Hardwood	Family Rooms	32
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	04	Loft	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: 1953	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	816
Basement	Full		199,120
Heating	Yes	A/C Yes	
Plumbing	2 F/B	H/B 1 Add'l fix.	5,740
Attic	None	Wh/p	5,500
		Attic size:	
Additions			99,575
Other Features	WB Stks		6,750
Sub-Total			316,685
Grade	C+	Factor 1.0800	342,020
CDU		C&D Factor 1.00	342,020
Depreciation		35 %	222,313
Computed cost value @ 70%			155,619

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	460	10,490
P Porches, Patios, Decks	FEFF Frame enclosed first	24	2,289
L Living Area	FRFF Frame first floor	169	19,347
G Garages	FR Attached frame LE 65	600	26,123
L Living Area	UATT Unfinished attic	160	2,801
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
L Living Area	FRFF Frame first floor	311	35,604
L Living Area	AIR Air conditioning	311	945
L Living Area	AIR Air conditioning	169	514
Total additions			99,575

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	10	160	30.00	1992	C	4,800	50	2,400
Utility Shed									
Value at 70%		1,680	Value at 100%		2,400				

Scale: 1" = 8.30 feet

