Town of Avon Residential Property Card

Property at 00032 ORCHARD STREET | Prop ID 3430032 | Printed 07-Feb-2024 10:50 AM | Design and Layout (C) Right/Angles

Administrative Information

Owner name: GEIST KATHERINE M
Second name:
Address: 32 ORCHARD STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
Lot: 3430032 Neigh.: Zone: R15 Vol: 538 Page: 377

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwellng	1.00	142,060
Resident Outbldg	1.00	4,690

Exemptions

Exempt	Cat	Amount
AAA	Veteran	1,000
CAB	Add Vet	500
DAC	Veteran	10,000

Last sale

Sale date: 30-Jan-1969
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 334,643

Summary

Total assessments	234,250
Total exemptions	11,500
Net assessment	222,750

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

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					
		.340 acres		Total land value		125,000	87,500

Residential Dwelling Information

Subject	Code	Description
Style	09	Dutch Colonial
Exterior Walls	04	Vinyl Siding
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	01	Plaster
Floors	01	Hardwood
Heating System	05	Electric B/B
Fuel	03	Electric
Attic	99	None
Grade	33	C+
Garage	31	Detached 1 car
Area Over Gar.	99	None
Basement	01	Full
Bsmt Fin Qual	01	Unfinished
Air Condition	99	None
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 2.0

Total Rooms	8	Garage cars	1
Bedrooms	3	Unfinished area	
Family Rooms		Dormer linear f	
Full Baths	2	Masonry trim sf	
Half Baths		Finish bsmt sz	
Addtn'l fixtures		Rec Room Size	
Whirlpools		Living area	1,897
Saunas		# Living Units	
M/F stacks			
W/B stacks	1		
W/B openings	1		

Actual Year Built: 1938

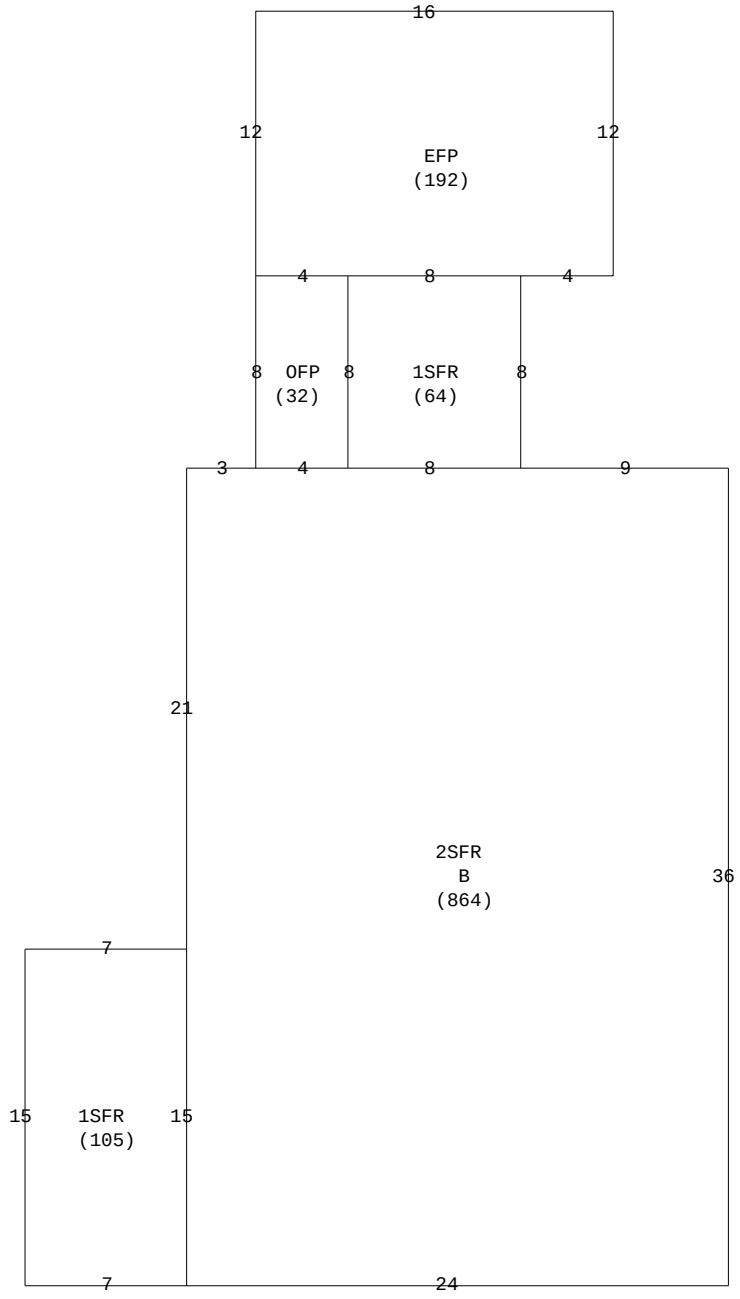
Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				864	237,730
Basement	Full						
Heating	Yes	A/C	No				
Plumbing	2 F/B	H/B	Add'l fix.	Wh/p	Saunas		5,000
Attic	None	Attic size:					
Additions							39,608
Other Features		WB Stks					6,750
Sub-Total							289,088
Grade	C+	Factor 1.0800					312,215
CDU		C&D Factor 1.00					312,215
Depreciation		35 %					202,940
		Computed cost value @ 70%					142,058

Building additions

Category		Type		Area	Value
P	Porches, Patios, Decks	FEFF	Frame enclosed first	192	18,310
L	Living Area	FRFF	Frame first floor	64	7,327
P	Porches, Patios, Decks	FOFF	Frame open first flo	32	1,950
L	Living Area	FRFF	Frame first floor	105	12,021
			Total additions		39,608

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	12	20	240	55.95		C	13,428	50	6,700
Block Detach Garage									
Value at 70%			4,690			Value at 100%			6,700

Property at 00032 ORCHARD STREET | Prop ID 3430032 Card 01 | Scale: 1" = 8.45 feet