

Property at 00033 ORCHARD STREET

Prop ID 3430033

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Administrative Information

Owner name: SEDLAK LYNN A AND
 Second name: KENNETH G
 Address: 33 ORCHARD STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 3430033 Neigh.: Zone: R15 Vol: 317 Page: 591

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Apr-1996
Resident Land	.34	87,500	LBA	Volfire	62,500	Sale price: 120,000
Resident Dwelling	1.00	101,630	LBA	Volfire	62,500	Sale valid: Y
Resident Outbldg	2.00	26,740				
Resident Excess						Values
	.04	210				Mkt value :
						Cost value: 308,686
Summary			Utilities		Sales ratios	
Total assessments		216,080	Water	Connecticut	Cost/sale :	2.5724
Total exemptions		125,000	Sewer	Septic	Mkt/sale :	
Net assessment		91,080	Gas	None	Assmt/sale:	1.8007

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	.040	7,500	300			300	210
Residual		1,742						
.380 acres			Total land value				125,300	87,710

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	5
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	26
Heating System	01	Hot Water	Full Baths	1
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	1,080
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air	Actual Year Built: 1940	
Interior Cond	04	Average		
Exterior Cond	04	Average		

Building Valuation Summary

						Area	
Dwelling	Frame	1 1/2 story w/bsmt				720	182,770
Basement	Full						
Heating	Yes	A/C Yes					5,280
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		3,500
Attic	None		Attic size:				
Additions							15,277
Other Features							
Sub-Total							206,827
Grade	C+		Factor 1.0800				223,373
CDU			C&D Factor 1.00				223,373
Depreciation			35 %				145,192
Computed cost value @ 70%							101,634

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	24	1,462
P Porches, Patios, Decks	FEFF Frame enclosed first	48	4,577
P Porches, Patios, Decks	DECK Wood deck	180	4,768
P Porches, Patios, Decks	BPAT Brick/flagstone pati	196	4,470
Total additions			15,277

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	10	100	30.00		C	3,000	50	1,500
Utility Shed									
RG1 Frame or Con	26	40	1,040	55.95	2013	B	73,317	50	36,700
Block Detach Garage									
Value at 70%		26,740	Value at 100%		38,200				

