

Property at 00034 ORCHARD STREET

Prop ID 3430034

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

Administrative Information

Owner name: GENTRY CRYSTAL D TTEE
 Second name:
 Address: 34 ORCHARD STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 3430034 Neigh.: Zone: R15 Vol: 789 Page: 872

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Aug-2022
Resident Land	.34	87,500				Sale price: 365,000
Resident Dwelling	1.00	133,080				Sale valid:
					Values	
Resident Excess	.57	2,980			Mkt value :	
					Cost value:	319,371
Summary			Utilities		Sales ratios	
Total assessments		223,560	Water	Connecticut	Cost/sale :	.8750
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		223,560	Gas	None	Assmt/sale:	.6125

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	.567	7,500	4,253			4,253	2,977
Residual		24,699						
				.907 acres	Total land value		129,253	90,477

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,150	197,830
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					82,913
Other Features		WB Stks			6,750
Sub-Total					292,493
Grade	C	Factor 1.0000			292,493
CDU		C&D Factor 1.00			292,493
Depreciation		35 %			190,120
Computed cost value @ 70%					133,084

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	480	21,441
P Porches, Patios, Decks	FEFF Frame enclosed first	126	12,016
L Living Area	FRFF Frame first floor	432	49,456
Total additions			82,913

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	
Grade	30	C	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	99	None	W/B openings	1
Interior Cond	05	Good	Actual Year Built: 1959	
Exterior Cond	05	Good		

