

Property at 00036 ORCHARD STREET

Prop ID 3430036

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Administrative Information

Owner name: FABER TRACY LYNN ROBEY
 Second name:
 Address: 36 ORCHARD STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 3430036 Neigh.: Zone: R15 Vol: 762 Page: 1017

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-Jul-2021
Resident Land	.34	87,500				Sale price: 270,000
Resident Dwelling	1.00	110,410				Sale valid:
Resident Outbldg	2.00	11,410				Values
						Mkt value :
Resident Excess	.15	790				Cost value: 300,157
Summary			Utilities		Sales ratios	
Total assessments		210,110	Water	Connecticut	Cost/sale :	1.1117
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		210,110	Gas	CNG	Assmt/sale:	.7782

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	.150	7,500	1,125			1,125	788
Residual		6,534						
				.490 acres	Total land value		126,125	88,288

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	02	Block	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	02	Natural Gas	Half Baths	
Attic	03	Partially finish	Addtn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1934	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	936
Basement	Full		169,670
Heating	Yes	A/C Yes	4,890
Plumbing	2 F/B	H/B 1 Add'l fix.	5,500
Attic	Partially finished	Wh/p Saunas	19,800
Additions		Attic size: 900	35,775
Other Features		RR	7,017
Sub-Total			242,652
Grade	C	Factor 1.0000	242,652
CDU		C&D Factor 1.00	242,652
Depreciation		35 %	157,724
Computed cost value @ 70%			110,407

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	220	25,186
L Living Area	AIR Air conditioning	220	669
P Porches, Patios, Decks	BPAT Brick/flagstone pati	435	9,920
Total additions			35,775

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	24	480	55.95		C	26,856	50	13,400
Block Detach Garage									
RS1 Frame	12	16	192	30.00	2012	C	5,760	50	2,900
Utility Shed									
Value at 70%		11,410	Value at 100%		16,300				

