

Property at 00040 ORCHARD STREET

Prop ID 3430040

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Administrative Information

Owner name: MARINO LUIGI
 Second name:
 Address: 40 ORCHARD STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 3430040 Neigh.: Zone: R15 Vol: 816 Page: 756

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.34	87,500			Sale date: 22-Jul-2026
Resident Dwelling	1.00	122,340			Sale price: 485,000
Resident Outbldg	1.00	2,030			Sale valid:

Values

Assmt category	Qty	Amount	Exempt Cat	Amount	Values
Resident Excess	.15	790			Mkt value :
					Cost value: 303,800

Summary

Summary	Amount	Utilities	Sales ratios
Total assessments	212,660	Water Connecticut	Cost/sale : .6264
Total exemptions		Sewer Septic	Mkt/sale :
Net assessment	212,660	Gas None	Assmt/sale: .4385

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	08	Raised Ranch	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6
Interior Walls	02	Drywall	Garage cars 2
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Dormer linear f
Attic	99	None	Masonry trim sf 208
Grade	33	C+	Half Baths
Garage	12	Basement 2 car	Finish bsmt sz
Area Over Gar.	01	Fully Finished	Rec Room Size 288
Basement	01	Full	Living area 1,288
Bsmt Fin Qual	03	Rec Room W/ Air	Whirlpools
Air Condition	01	Central Air	# Living Units 1
Interior Cond	05	Good	
Exterior Cond	05	Good	
Actual Year Built: 1967			

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	Value
Basement	Full		1,200	204,410
Heating	Yes	A/C Yes		5,870
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	5,000
Attic	None	Attic size:	Saunas	
Additions				11,188
Other Features	Mason Trim	WB Stks	RR	22,491
Sub-Total				248,959
Grade	C+	Factor 1.0800		268,876
CDU		C&D Factor 1.00		268,876
Depreciation		35 %		174,769
		Computed cost value @ 70%		122,338

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	108	2,861
L Living Area	OVER Frame Overhang	48	4,396
L Living Area	AIR Air conditioning	48	146
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	AIR Air conditioning	16	49
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	AIR Air conditioning	24	73
Total additions			11,188

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2000	C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030				Value at 100%		2,900

