

Property at 00044 ORCHARD STREET

Prop ID 3430044

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Administrative Information

Owner name: CRAWFORD WILLIAM DOUGLAS
 Second name:
 Address: 44 ORCHARD STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 3430044 Neigh.: Zone: R15 Vol: 387 Page: 484

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	120,820
Resident Outbldg	2.00	9,100

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Jun-2000
 Sale price: 179,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 310,829

Summary

Total assessments	217,580
Total exemptions	
Net assessment	217,580

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.7365
 Mkt/sale :
 Assmt/sale: 1.2155

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	.030	7,500	225			225	158
Residual 1,307								

.370 acres Total land value 125,225 87,658

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	05	Conventional		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	2
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	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1927	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	210,700
Basement	Full		884	
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B 2 Add'l fix.	Wh/p	6,000
Attic	None	Attic size:		
Additions				48,834
Other Features				

Sub-Total		265,534
Grade C	Factor 1.0000	265,534
CDU	C&D Factor 1.00	265,534
Depreciation	35 %	172,597
	Computed cost value @ 70%	120,818

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	200	22,896
P Porches, Patios, Decks	FEFF Frame enclosed first	272	25,938

Total additions 48,834

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	18	20	360	55.95		C	20,142	50	10,100
Block Detach Garage									
RS1 Frame	12	16	192	30.00	2013	C	5,760	50	2,900
Utility Shed									

Value at 70% 9,100

Value at 100% 13,000

