

Property at 00046 ORCHARD STREET

Prop ID 3430046

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Administrative Information

Owner name: BARTOS THERESA M TRUSTEE
 Second name:
 Address: 46 ORCHARD STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 3430046 Neigh.: Zone: R15 Vol: 813 Page: 278

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	101,450
Resident Outbldg	2.00	5,390

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Sep-2024
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 277,857

Summary

Total assessments	194,500
Total exemptions	
Net assessment	194,500

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

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	17	Old style	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	01	Plaster	
Floors	01	Hardwood	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	02	Unfinished	
Grade	30	C	
Garage	31	Detached 1 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	99	None	
Interior Cond	04	Average	
Exterior Cond	04	Average	

Actual Year Built: 1935

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	183,360
Basement	Full		1,040	
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	Unfinished		Attic size: 600	9,854
Additions				29,753
Other Features				

Sub-Total		222,967
Grade C	Factor 1.0000	222,967
CDU	C&D Factor 1.00	222,967
Depreciation	35 %	144,929
	Computed cost value @ 70%	101,450

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	120	11,443
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310

Total additions 29,753

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	14	18	252	55.95		D	10,998	50	5,500
Block Detach Garage									
RS1 Frame	12	16	192	30.00		D	4,493	50	2,200
Utility Shed									

Value at 70% 5,390

Value at 100% 7,700

