

Property at 00049 ORCHARD STREET

Prop ID 3430049

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Administrative Information

Owner name: HOWELL JAMES TRUSTEE
 Second name:
 Address: 49 ORCHARD STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 3430049 Neigh.: Zone: R15 Vol: 734 Page: 500

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Apr-2019
Resident Land	.34	87,500				Sale price: 255,000
Resident Dwelling	1.00	131,540				Sale valid:
					Values	
Resident Excess	.15	790				Mkt value :
					Cost value: 314,043	
Summary			Utilities		Sales ratios	
Total assessments		219,830	Water	Connecticut	Cost/sale :	1.2315
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		219,830	Gas	None	Assmt/sale:	.8621

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	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	2
Floors	01	Hardwood	Family Rooms	24
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	33	C+	Whirlpools	360
Garage	22	Attached 2 car	Saunas	1,296
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1957	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	864	207,290
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas 3,500
Attic	None		Attic size:		
Additions					42,220
Other Features		WB Stks	RR		14,678
Sub-Total					267,688
Grade	C+	Factor 1.0800			289,103
CDU		C&D Factor 1.00			289,103
Depreciation		35 %			187,917
Computed cost value @ 70%					131,542

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	150	9,139
P Porches, Patios, Decks	FEFF Frame enclosed first	70	6,675
P Porches, Patios, Decks	F0FF Frame open first flo	20	1,219
G Garages	FR Attached frame LE 65	576	25,187
Total additions			42,220

