

Property at 00050 ORCHARD STREET

Prop ID 3430050

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Administrative Information

Owner name: BARRIEAU DANIEL
 Second name:
 Address: 50 ORCHARD STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 3430050 Neigh.: Zone: R15 Vol: 703 Page: 489

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Oct-2016
Resident Land	.34	87,500				Sale price: 235,000
Resident Dwelling	1.00	95,980				Sale valid:
Resident Outbldg	3.00	33,110				Values
Resident Excess	.11	580				Mkt value :
						Cost value: 310,243
Summary			Utilities		Sales ratios	
Total assessments		217,170	Water	Connecticut	Cost/sale :	1.3202
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		217,170	Gas	None	Assmt/sale:	.9241

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	.110	7,500	825			825	578
Residual		4,792						
				.450 acres	Total land value		125,825	88,078

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	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	02	Softwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	01	Fully Finished	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	99	None	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	03	Fair		
Exterior Cond	03	Fair		
Actual Year Built: 1927				

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	836
Basement	Full		156,510
Heating	Yes	A/C No	
Plumbing	1 F/B	H/B Add'l fix.	Wh/p Saunas
Attic	Fully Finished	Attic size: 836	25,392
Additions			29,036
Other Features			
Sub-Total			210,938
Grade	C	Factor 1.0000	210,938
CDU		C&D Factor 1.00	210,938
Depreciation		35 %	137,110
		Computed cost value @ 70%	95,977

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	114	10,871
P Porches, Patios, Decks	CPAT Concrete patio	162	1,381
P Porches, Patios, Decks	FEFF Frame enclosed first	176	16,784
Total additions			29,036

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	10	120	30.00		C	3,600	50	1,800
Utility Shed									
RG1 Frame or Con	19	19	361	55.95	1930	C	20,198	50	10,100
Block Detach Garage									
C70 Cabin			559	126.5	1930	C	70,741	50	35,400
Value at 70%			33,110				Value at 100%		47,300

