

Property at 00055 ORCHARD STREET

Prop ID 3430055

Printed 18-Oct-2024 12:56 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SPENCER KATHRYN L
Second name:
Address: 55 ORCHARD STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map: 19 018
Lot: 3430055 Neigh.: Zone: R15 Vol: 769 Page: 971

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	233,290

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-Dec-2021
Sale price: 489,000
Sale valid:

Values

Mkt value :
Cost value: 459,700

Summary

Total assessments	321,790
Total exemptions	
Net assessment	321,790

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9401
Mkt/sale :
Assmt/sale: .6581

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	125,000	125,000	TO		125,000	87,500
Primary Site	14,810				Topography			
RES	12	.190	7,500	1,425			1,425	998
Residual		8,276						

.530 acres Total land value 126,425 88,498

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	200,240
Basement	Full		672	
Heating	Yes	A/C Yes		5,790
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	9,000
Attic	None	Attic size:		
Additions				60,397
Other Features		M Stks		3,000

Sub-Total			278,427
Grade	B	Factor 1.2600	350,818
CDU		C&D Factor 1.00	350,818
Depreciation		5 %	333,277
		Computed cost value @ 70%	233,294

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	108	12,364
L Living Area	BSMT Basement addition	108	1,990
G Garages	FSF Full-story fin o/gar	252	16,880
G Garages	FR Attached frame LE 65	483	21,558
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
P Porches, Patios, Decks	BPAT Brick/flagstone pati	200	4,561
L Living Area	AIR Air conditioning	108	328
L Living Area	AIR Air conditioning	252	766

Total additions 60,397

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2 Masonry trim sf
Fuel	07	Propane Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 1 Rec Room Size
Grade	40	B	Whirlpools Living area 1,704
Garage	22	Attached 2 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks 1
Basement	01	Full	W/B stacks
Bsmt Fin Qual	01	Unfinished	W/B openings
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2020

