

Property at 00056 ORCHARD STREET

Prop ID 3430056

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Administrative Information

Owner name: CLARKE GEORGE H JR AND
 Second name: CICCARILO-CLARKE ELLEN M
 Address: 56 ORCHARD STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map: 92 042
 Lot: 3430056 Neigh.: Zone: R15 Vol: 293 Page: 229

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.34	87,500			Sale date: 29-Mar-1994
Resident Outbldg	1.00	3,010			Sale price: 184,900
Resident Dwelling	1.00	135,470			Sale valid:

Resident Excess	.51	2,680

Summary

Total assessments	228,660	Water	None	Cost/sale :	1.7667
Total exemptions		Sewer	None	Mkt/sale :	
Net assessment	228,660	Gas	None	Assmt/sale:	1.2367

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	.510	7,500	3,825		3,825	2,678
Residual	22,216						

.850 acres	Total land value	128,825	90,178
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Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	02	Hip	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpet	
Heating System	02	Forced Hot Air	
Fuel	01	Oil	
Attic	99	None	
Grade	33	C+	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1994

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	218,990
Basement	Full		768	
Heating	Yes	A/C Yes		6,320
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				35,113
Other Features		WB Stks		6,750

Sub-Total		275,673
Grade	C+	Factor 1.0800
CDU	C&D Factor 1.00	297,727
Depreciation	35 %	193,523
	Computed cost value @ 70%	135,466

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	8	733
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
G Garages	FR Attached frame LE 65	441	19,919
P Porches, Patios, Decks	DECK Wood deck	200	5,298
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	OVER Frame Overhang	8	733
P Porches, Patios, Decks	DECK Wood deck	152	4,026
L Living Area	AIR Air conditioning	44	134

Total additions 35,113

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	24	288	30.00	2003	C	8,640	50	4,300
Utility Shed									

Value at 70% 3,010

Value at 100% 4,300

