

Property at 00004 ORCHARD FARMS LANE

Prop ID 4770004

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Administrative Information

Owner name: BRIGANTI KEVIN AND
 Second name: NOVAK DANIELLE
 Address: 4 ORCHARD FARMS LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map: 93 033
 Lot: 4770004 Neigh.: Zone: R15 Vol: 808 Page: 784

Assessments

Assmt category	Qty	Amount
Resident Land	.34	122,500
Resident Dwelling	1.00	212,710
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Oct-2025
 Sale price: 755,000
 Sale valid:

Values

Mkt value :
 Cost value: 481,171

Summary

Total assessments	336,820
Total exemptions	
Net assessment	336,820

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .6373
 Mkt/sale :
 Assmt/sale: .4461

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.344	175,000	175,000			175,000	122,500
Primary Site	14,985							
RES	12	.119	7,500	893			893	625
Residual	5,184							

.463 acres

Total land value

175,893

123,125

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	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	750
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,326
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1994	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,101	284,020
Basement	Full			
Heating	Yes	A/C Yes		8,160
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p	12,000
Attic	None	Attic size:	Saunas	
Additions				41,310
Other Features		WB Stks	RR	25,546
Sub-Total				371,036
Grade	B	Factor 1.2600		467,505
CDU		C&D Factor 1.00		467,505
Depreciation		35 %		303,878
Computed cost value @ 70%				212,715

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	512	22,690
G Garages	FSF Full-story fin o/gar	50	3,349
L Living Area	AIR Air conditioning	50	152
L Living Area	BSMT Basement addition	22	405
L Living Area	FRFF Frame first floor	22	2,519
P Porches, Patios, Decks	FOFF Frame open first flo	122	7,433
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	OVER Frame Overhang	16	1,465

Total additions 41,310

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2012	C	2,880	50	1,400
Utility Shed									
Value at 70%			980	Value at 100%			1,400		

