

Property at 00008 ORCHARD FARMS LANE

Prop ID 4770008

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Administrative Information

Owner name: CESARO DAVID J AND
Second name: DIANA H
Address: 8 ORCHARD FARMS LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
Lot: 4770008 Neigh.: Zone: R15 Vol: 285 Page: 770

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 27-Oct-1993	
Resident Land	.47 122,500			Sale price: 238,700	
Resident Dwelling	1.00 197,510			Sale valid: N	
				Values	
				Mkt value :	
				Cost value:	457,157
Summary		Utilities		Sales ratios	
Total assessments	320,010	Water Connecticut		Cost/sale :	1.9152
Total exemptions		Sewer Septic		Mkt/sale :	
Net assessment	320,010	Gas CNG		Assmt/sale:	1.3406

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.465	175,000	175,000		175,000	122,500
Primary Site		20,255					
		.465 acres		Total land value		175,000	122,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
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	01	Unfinished	Addn'l fixtures	
Air Condition	99	None	Rec Room Size	
Interior Cond	05	Good	Whirlpools	2,190
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1993	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	716
Basement	Full		208,830
Heating	Yes	A/C No	
Plumbing	2 F/B	1 H/B	Add'l fix. Wh/p
Attic	None		Saunas
Additions			8,500
Other Features			120,439
		WB Stks	6,750
Sub-Total			344,519
Grade	B	Factor 1.2600	434,094
CDU		C&D Factor 1.00	434,094
Depreciation		35 %	282,161
		Computed cost value @ 70%	197,513

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRUF Frame upper full	352	29,473
L Living Area	OVER Frame Overhang	28	2,564
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
L Living Area	FRFF Frame first floor	364	41,671
L Living Area	BSMT Basement addition	364	6,708
L Living Area	OVER Frame Overhang	14	1,282
P Porches, Patios, Decks	DECK Wood deck	454	12,026
		Total additions	120,439

