

Property at 00011 ORCHARD FARMS LANE

Prop ID 4770011

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Administrative Information

Owner name: HARTMAN STEVEN AND
Second name: MARY ANNE
Address: 11 ORCHARD FARMS LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
Lot: 4770011 Neigh.: Zone: R30 Vol: 319 Page: 524

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	233,580

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 30-May-1996
Sale price: 299,000
Sale valid: Y

Values

Mkt value :
Cost value: 508,686

Summary

Total assessments	356,080
Total exemptions	
Net assessment	356,080

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.7013
Mkt/sale :
Assmt/sale: 1.1909

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.692	175,000	175,000			175,000	122,500
Primary Site		30,144						

.692 acres	Total land value	175,000	122,500
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Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	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.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,676
			Saunas	
			# Living Units	
			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 1,148	293,200
Basement	Full			
Heating	Yes	A/C Yes		8,420
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p	12,000
Attic	None	Attic size:		
Additions				87,054
Other Features		WB Stks		6,750

Sub-Total			407,424
Grade	B	Factor 1.2600	513,354
CDU		C&D Factor 1.00	513,354
Depreciation		35 %	333,680
		Computed cost value @ 70%	233,576

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	308	5,676
L Living Area	FRFF Frame first floor	308	35,260
G Garages	FRL Attached frame GT 65	650	29,121
L Living Area	BSMT Basement addition	18	332
L Living Area	FRFF Frame first floor	18	2,061
L Living Area	OVER Frame Overhang	54	4,946
P Porches, Patios, Decks	DECK Wood deck	321	8,503
L Living Area	AIR Air conditioning	380	1,155

Total additions	87,054
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