

Property at 00014 ORCHARD FARMS LANE

Prop ID 4770014

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Administrative Information

Owner name: FULBRIGHT RICHARD S JR
 Second name:
 Address: 14 ORCHARD FARMS LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 4770014 Neigh.: Zone: R30 Vol: 300 Page: 272

Assessments

Assmt category	Qty	Amount
Resident Land	.70	122,500
Resident Dwelling	1.00	231,150

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Oct-1994
 Sale price: 301,000
 Sale valid:

Values

Mkt value :
 Cost value: 505,214

Summary

Total assessments	353,650
Total exemptions	
Net assessment	353,650

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.6785
 Mkt/sale :
 Assmt/sale: 1.1749

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.697	175,000	175,000			175,000	122,500
Primary Site		30,361						

.697 acres Total land value 175,000 122,500

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	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,705
			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 1,246	312,340
Basement	Full			
Heating	Yes	A/C Yes		8,960
Plumbing	2 F/B	1 H/B 1 Add'l fix.	1 Wh/p	11,500
Attic	None	Attic size:	Saunas	
Additions				63,641
Other Features		WB Stks		6,750
Sub-Total				403,191
Grade	B	Factor 1.2600		508,021
CDU		C&D Factor 1.00		508,021
Depreciation		35 %		330,214
Computed cost value @ 70%				231,150

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	OVER Frame Overhang	42	3,847
P Porches, Patios, Decks	FOFF Frame open first flo	132	8,042
G Garages	FR Attached frame LE 65	594	25,889
L Living Area	BSMT Basement addition	135	2,488
L Living Area	FRFF Frame first floor	135	15,455
P Porches, Patios, Decks	DECK Wood deck	150	3,974
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	AIR Air conditioning	213	648

Total additions 63,641

