

Property at 00017 ORCHARD FARMS LANE

Prop ID 4770017

Printed 07-Feb-2024 8:02 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ANDREWS CORINA H
 Second name:
 Address: 17 ORCHARD FARMS LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 4770017 Neigh.: Zone: R30 Vol: 618 Page: 1050

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	243,380
Resident Outbldg	1.00	33,810

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-May-1994
 Sale price: 284,355
 Sale valid:

Values

Mkt value :
 Cost value: 570,986

Summary

Total assessments	399,690
Total exemptions	
Net assessment	399,690

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 2.0080
 Mkt/sale :
 Assmt/sale: 1.4056

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	175,000	175,000			175,000	122,500
Primary Site		30,056						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	03	Garrison Colonia		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	40	B		
Garage	22	Attached 2 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
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 1,158	295,150
Basement	Full			
Heating	Yes	A/C Yes		8,470
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	17,000
Attic	None	Attic size:	Saunas	
Additions				74,596
Other Features		WB Stks	RR	29,305
Sub-Total				424,521
Grade	B	Factor 1.2600		534,896
CDU		C&D Factor 1.00		534,896
Depreciation		35 %		347,682
Computed cost value @ 70%				243,377

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
G Garages	FSF Full-story fin o/gar	96	6,430
L Living Area	AIR Air conditioning	96	292
L Living Area	OVER Frame Overhang	45	4,121
L Living Area	AIR Air conditioning	45	137
L Living Area	FRFF Frame first floor	327	37,435
L Living Area	AIR Air conditioning	327	994

Total additions 74,596

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	23	38	874	110.5	2004	C	96,621	50	48,300
Value at 70%				33,810	Value at 100%				48,300

