Town of Avon Residential Property Card

Property at 00020 ORCHARD FARMS LANE | Prop ID 4770020 | Printed 07-Feb-2024 8:03 PM | Design and Layout (C) Right/Angles

Administrative Information

Owner name: BITTAR MARK J & KRISTIN L
Second name:
Address: 20 ORCHARD FARMS LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map: 93 033
Lot: 4770020 Neigh.: Zone: R30 Vol: 627 Page: 568

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwellng	1.00	293,110

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-Aug-2011
Sale price: 500,000
Sale valid:

Values

Mkt value :
Cost value: 593,729

Summary

Total assessments	415,610
Total exemptions	
Net assessment	415,610

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.1875
Mkt/sale :
Assmt/sale: .8312

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
Style	19	Modern Colonial
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/Carpeti
Heating System	02	Forced Hot Air
Fuel	02	Natural Gas
Attic	99	None
Grade	40	B
Garage	23	Attached 3 car
Area Over Gar.	99	None
Basement	01	Full
Bsmt Fin Qual	03	Rec Room W/ Air
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 2.0

Total Rooms	8	Garage cars	3
Bedrooms	5	Unfinished area	
Family Rooms		Dormer linear f	
Full Baths	4	Masonry trim sf	192
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures	2	Rec Room Size	900
Whirlpools		Living area	3,375
Saunas		# Living Units	
M/F stacks	1		
W/B stacks			
W/B openings			

Actual Year Built: 1994

Building Valuation Summary

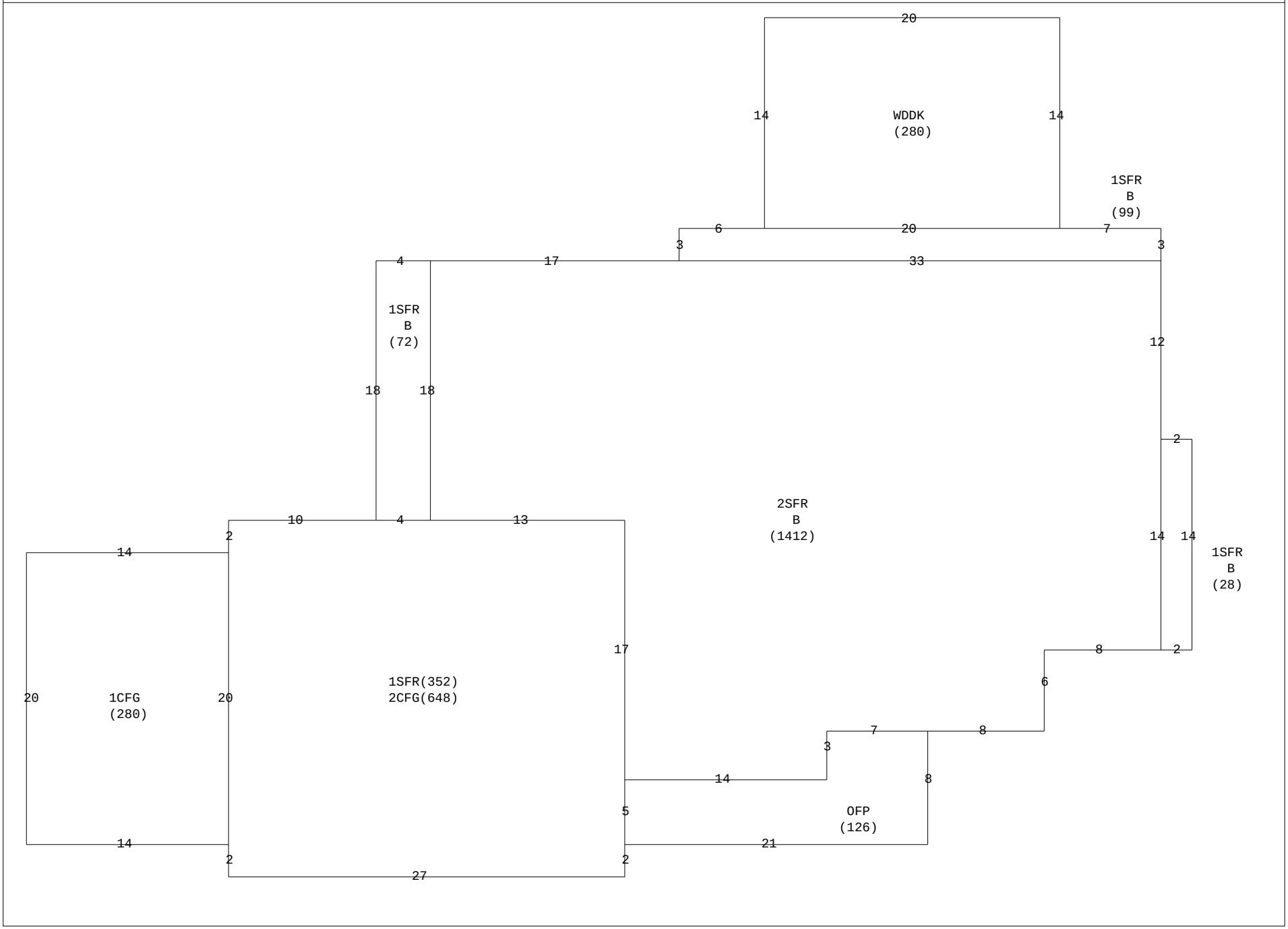
			Area	
Dwelling	Frame	2 story w/bsmt	1,412	344,750
Basement	Full			
Heating	Yes	A/C Yes		9,870
Plumbing	4 F/B	1 H/B 2 Add'l fix. Wh/p Saunas		19,500
Attic	None	Attic size:		
Additions				108,345
Other Features	Mason Trim	M Stks RR		28,807
Sub-Total				511,272
Grade	B	Factor 1.2600		644,203
CDU		C&D Factor 1.00		644,203
Depreciation		35 %		418,732
		Computed cost value @ 70%		293,112

Building additions

Category		Type		Area	Value
G	Garages	FR	Attached frame LE 65	648	27,996
P	Porches, Patios, Decks	FOFF	Frame open first flo	126	7,677
L	Living Area	BSMT	Basement addition	28	516
L	Living Area	FRFF	Frame first floor	28	3,205
L	Living Area	BSMT	Basement addition	99	1,824
L	Living Area	FRFF	Frame first floor	99	11,334
L	Living Area	AIR	Air conditioning	99	301
P	Porches, Patios, Decks	DECK	Wood deck	280	7,417
L	Living Area	FRFF	Frame first floor	72	8,243
L	Living Area	BSMT	Basement addition	72	1,327
L	Living Area	AIR	Air conditioning	72	219
G	Garages	FSF	Full-story fin o/gar	352	23,578
G	Garages	FR	Attached frame LE 65	280	13,638
L	Living Area	AIR	Air conditioning	352	1,070
			Total additions		108,345

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value

Value at 70% Value at 100%

Property at 00020 ORCHARD FARMS LANE Prop ID 4770020 Card 01 Scale: 1" = 8.91 feet