

Property at 00025 ORCHARD FARMS LANE

Prop ID 4770025

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Administrative Information

Owner name: RODIER MARY C AND LOUIS J
Second name:
Address: 25 ORCHARD FARMS LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map: 93 033
Lot: 4770025 Neigh.: Zone: R30 Vol: 462 Page: 929

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	262,990

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 07-May-2003
Sale price: 465,000
Sale valid: Y

Values

Mkt value :
Cost value: 550,700

Summary

Total assessments	385,490
Total exemptions	
Net assessment	385,490

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.1843
Mkt/sale :
Assmt/sale: .8290

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	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	3
Garage	22	Attached 2 car	Masonry trim sf	208
Area Over Gar.	03	Partial	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	532
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,980
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Saunas	
			Actual Year Built:	1994

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,434	349,050
Basement	Full			
Heating	Yes	A/C Yes		9,990
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	17,500
Attic	None	Attic size:		
Additions				56,093
Other Features	Mason Trim WB Stks	RR		26,105

Sub-Total			458,738
Grade	B	Factor 1.2600	578,010
CDU		C&D Factor 1.00	578,010
Depreciation		35 %	375,707
		Computed cost value @ 70%	262,995

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	176	10,723
G Garages	FRL Attached frame GT 65	665	29,793
G Garages	FSF Full-story fin o/gar	96	6,430
L Living Area	OVER Frame Overhang	16	1,465
P Porches, Patios, Decks	DECK Wood deck	290	7,682

Total additions 56,093

