

Property at 00033 ORCHARD FARMS LANE

Prop ID 4770033

Printed 07-Feb-2024 8:03 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LEFEVRE BRETT R AND
 Second name: MARYBETH W
 Address: 33 ORCHARD FARMS LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map: 94 026
 Lot: 4770033 Neigh.: Zone: R30 Vol: 759 Page: 582

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	237,060

Exemptions

Exempt	Cat	Amount
Resident Outbldg	1.00	670
Resident Excess	2.51	13,200

Last sale

Sale date: 27-Jun-1995
 Sale price: 310,000
 Sale valid:

Values

Mkt value :
 Cost value: 533,471

Summary

Total assessments	373,430
Total exemptions	
Net assessment	373,430

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.7209
 Mkt/sale :
 Assmt/sale: 1.2046

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						
RES	12	2.514	7,500	18,855			18,855	13,199
Residual		109,510						

3.204 acres

Total land value

193,855

135,699

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	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,498
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1995	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,239	310,970
Basement	Full			
Heating	Yes	A/C Yes		8,920
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p	12,000
Attic	None	Attic size:		
Additions				45,327
Other Features		WB Stks		6,750

Sub-Total				383,967
Grade	B	Factor 1.2600		483,798
CDU		C&D Factor 1.00		483,798
Depreciation		30 %		338,659
		Computed cost value @ 70%		237,061

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	625	27,099
P Porches, Patios, Decks	FOFF Frame open first flo	148	9,017
L Living Area	OVER Frame Overhang	20	1,832
P Porches, Patios, Decks	FOFF Frame open first flo	21	1,279
P Porches, Patios, Decks	DECK Wood deck	108	2,861
P Porches, Patios, Decks	CPAT Concrete patio	380	3,239

Total additions 45,327

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	20.00	2003	C	1,920	50	960
Utility Shed									
Value at 70%			672				Value at 100%		960

Scale: 1" = 7.55 feet