

Property at 00036 ORCHARD FARMS LANE

Prop ID 4770036

Printed 07-Feb-2024 8:04 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BALL LISA & JONATHAN S
 Second name:
 Address: 36 ORCHARD FARMS LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map: 95 073
 Lot: 4770036 Neigh.: Zone: R30 Vol: 773 Page: 386

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale	
Resident Land	.69	122,500			Sale date: 12-May-2020	
Resident Dwelling	1.00	401,050			Sale price: 615,000	
Resident Outbldg	1.00	1,470			Sale valid:	
					Values	
Resident Excess	.36	1,860			Mkt value :	
					Cost value:	752,686

Summary

			Utilities		Sales ratios	
Total assessments	526,880		Water	Connecticut	Cost/sale :	1.2239
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	526,880		Gas	CNG	Assmt/sale:	.8567

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	.355	7,500	2,663		2,663	1,864
Residual	15,464						
1.045 acres				Total land value		177,663	124,364

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern 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	9
Interior Walls	02	Drywall	Garage cars	3
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	43	B+	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	864
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,348
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1995	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,700
Basement	Full		401,000
Heating	Yes	A/C Yes	
Plumbing	4 F/B	2 H/B 2 Add'l fix.	1 Wh/p
Attic	None	Attic size:	Saunas
Additions			11,460
Other Features	WB Stks	RR	25,500
			139,904
			28,403
Sub-Total			606,267
Grade	B+	Factor 1.3500	818,460
CDU		C&D Factor 1.00	818,460
Depreciation		30 %	572,922
Computed cost value @ 70%			401,045

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	BSMT Basement addition	336	6,192
L Living Area	AIR Air conditioning	336	1,021
P Porches, Patios, Decks	BPAT Brick/flagstone pati	512	11,676
G Garages	FRL Attached frame GT 65	884	39,605
G Garages	FSF Full-story fin o/gar	612	40,994

Total additions 139,904

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2004	C	4,200	50	2,100
Utility Shed									
Value at 70%			1,470	Value at 100%			2,100		

