

Property at 00039 ORCHARD FARMS LANE

Prop ID 4770039

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Administrative Information

Owner name: ISSAC DAVIN R AND
 Second name: ISAAC RENEE L
 Address: 39 ORCHARD FARMS LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map: 94 026
 Lot: 4770039 Neigh.: Zone: R30 Vol: 731 Page: 613

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	277,460

Exemptions

Exempt	Cat	Amount
Resident Excess	.05	280

Last sale

Sale date: 19-Aug-2019
 Sale price: 490,000
 Sale valid:

Values

Mkt value :
 Cost value: 571,771

Summary

Total assessments	400,240
Total exemptions	
Net assessment	400,240

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.1669
 Mkt/sale :
 Assmt/sale: .8168

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	.053	7,500	398			398	279
Residual		2,309						

.743 acres

Total land value

175,398

122,779

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	9
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	
Area Over Gar.	01	Fully Finished	Half Baths	1
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	484
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,104
			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	1,327	328,150
Basement	Full				
Heating	Yes	A/C Yes			9,400
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		17,000
Additions					75,969
Other Features		WB Stks	RR		18,879
Sub-Total					449,398
Grade	B	Factor 1.2600			566,241
CDU		C&D Factor 1.00			566,241
Depreciation		30 %			396,369
Computed cost value @ 70%					277,458

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	AIR Air conditioning	58	176
P Porches, Patios, Decks	FOFF Frame open first flo	126	7,677
G Garages	FR Attached frame LE 65	621	26,943
L Living Area	FRFF Frame first floor	36	4,121
L Living Area	BSMT Basement addition	36	663
L Living Area	AIR Air conditioning	36	109
L Living Area	OVER Frame Overhang	18	1,649
P Porches, Patios, Decks	DECK Wood deck	228	6,040
G Garages	FSF Full-story fin o/gar	356	23,846
L Living Area	AIR Air conditioning	356	1,082

Total additions 75,969

