

Property at 00045 ORCHARD FARMS LANE

Prop ID 4770045

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Administrative Information

Owner name: MCNEILL SEAN &
Second name: MANZIN ALEXANDRA
Address: 45 ORCHARD FARMS LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map: 94 026
Lot: 4770045 Neigh.: Zone: R30 Vol: 794 Page: 412

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	345,580

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Jun-2024
Sale price: 875,000
Sale valid:

Values

Mkt value :
Cost value: 668,929

Summary

Total assessments	468,250
Total exemptions	
Net assessment	468,250

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .7645
Mkt/sale :
Assmt/sale: .5351

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	.032	7,500	240			240	168
Residual	1,394							

.722 acres

Total land value

175,240

122,668

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,515	364,870
Basement	Full			
Heating	Yes	A/C Yes		10,440
Plumbing	4 F/B	1 H/B 2 Add'l fix.	1 Wh/p	22,000
Attic	None	Attic size:		
Additions				97,319
Other Features		WB Stks M Stks RR		27,794

Sub-Total				522,423
Grade	B+	Factor 1.3500		705,271
CDU		C&D Factor 1.00		705,271
Depreciation		30 %		493,690
		Computed cost value @ 70%		345,583

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	164	3,022
L Living Area	FRFF Frame first floor	164	18,775
L Living Area	AIR Air conditioning	164	499
L Living Area	BSMT Basement addition	100	1,843
L Living Area	FRFF Frame first floor	100	11,448
L Living Area	AIR Air conditioning	100	304
G Garages	FRL Attached frame GT 65	816	36,558
P Porches, Patios, Decks	DECK Wood deck	474	12,556
P Porches, Patios, Decks	BPAT Brick/flagstone pati	540	12,314

Total additions 97,319

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	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.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	720
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,294
			# Living Units	1
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1995	

