

Property at 00051 ORCHARD FARMS LANE

Prop ID 4770051

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Administrative Information

Owner name: AUSTIN ARLENE B
 Second name:
 Address: 51 ORCHARD FARMS LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map: 94 026
 Lot: 4770051 Neigh.: Zone: R30 Vol: 347 Page: 27

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	320,180
Resident Outbldg	1.00	2,030

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Apr-1998
 Sale price: 441,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 637,314

Summary

Total assessments	446,120
Total exemptions	
Net assessment	446,120

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.4452
 Mkt/sale :
 Assmt/sale: 1.0116

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	.268	7,500	2,010			2,010	1,407
Residual		11,674						

.958 acres Total land value 177,010 123,907

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 Garage cars 3
Interior Walls	02	Drywall	Bedrooms	4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms	1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	3 Masonry trim sf
Fuel	02	Natural Gas	Half Baths	2 Finish bsmt sz
Attic	99	None	Addn'l fixtures	3 Rec Room Size
Grade	43	B+	Whirlpools	1 Living area 3,740
Garage	23	Attached 3 car	Saunas	# Living Units
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1994	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,666	394,360
Heating	Yes	A/C Yes		11,270
Plumbing	3 F/B	2 H/B 3 Add'l fix.	1 Wh/p	21,000
Attic	None	Attic size:		
Additions				81,120
Other Features		WB Stks		13,500
Sub-Total				521,250
Grade	B+	Factor 1.3500		703,688
CDU		C&D Factor 1.00		703,688
Depreciation		35 %		457,397
		Computed cost value @ 70%		320,178

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	200	22,896
L Living Area	AIR Air conditioning	200	608
L Living Area	BSMT Basement addition	200	3,686
G Garages	FRL Attached frame GT 65	846	37,902
G Garages	HSF Half-story fin o/gar	208	8,509
L Living Area	AIR Air conditioning	208	632
P Porches, Patios, Decks	DECK Wood deck	260	6,887

Total additions 81,120

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2000	C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030				Value at 100%		2,900

