

Property at 00052 ORCHARD FARMS LANE

Prop ID 4770052

Printed 07-Feb-2024 8:05 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: KHAN ZOHAIB & RAWEEDA  
 Second name:  
 Address: 52 ORCHARD FARMS LANE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 028 Clerk map: 95 073  
 Lot: 4770052 Neigh.: Zone: R30 Vol: 770 Page: 437

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .69  | 122,500 |
| Resident Dwelling | 1.00 | 283,060 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 20-Dec-2021  
 Sale price: 625,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 584,943

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 409,460 |
| Total exemptions  |         |
| Net assessment    | 409,460 |

## Utilities

| Water | Connecticut |
|-------|-------------|
| Sewer | Septic      |
| Gas   | CNG         |

## Sales ratios

Cost/sale : .9359  
 Mkt/sale :  
 Assmt/sale: .6551

## 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  | .742       | 7,500   | 5,565   |           | 5,565   | 3,896     |
| Residual     |     | 32,322     |         |         |           |         |           |

1.432 acres

Total land value

180,565

126,396

## Building Valuation Summary

|                |                |                | Area         |         |
|----------------|----------------|----------------|--------------|---------|
| Dwelling       | Frame          | 2 story w/bsmt | 1,148        | 293,200 |
| Basement       | Full with walk |                |              |         |
| Heating        | Yes            | A/C Yes        |              | 8,420   |
| Plumbing       | 3 F/B          | 1 H/B          | 3 Add'l fix. | 1 Wh/p  |
| Attic          | None           |                | Attic size:  | Saunas  |
| Additions      |                |                |              | 89,401  |
| Other Features | WB Stks        | RR             |              | 19,381  |

|              |    |                           |
|--------------|----|---------------------------|
| Sub-Total    |    | 427,902                   |
| Grade        | B+ | Factor 1.3500             |
| CDU          |    | C&D Factor 1.00           |
| Depreciation |    | 30 %                      |
|              |    | Computed cost value @ 70% |
|              |    | 283,058                   |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 580  | 25,343 |
| L Living Area            | OVER Frame Overhang       | 80   | 7,327  |
| L Living Area            | AIR Air conditioning      | 80   | 243    |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 320  | 7,297  |
| L Living Area            | BSMT Basement addition    | 16   | 295    |
| L Living Area            | FRFF Frame first floor    | 16   | 1,832  |
| P Porches, Patios, Decks | DECK Wood deck            | 196  | 5,192  |
| L Living Area            | BSMT Basement addition    | 308  | 5,676  |
| L Living Area            | FRFF Frame first floor    | 308  | 35,260 |
| L Living Area            | AIR Air conditioning      | 308  | 936    |

Total additions 89,401

## 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      | 02   | Hip              |                         |
| 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          | 43   | B+               | Full Baths 3            |
| Garage         | 22   | Attached 2 car   | Masonry trim sf         |
| Area Over Gar. | 99   | None             | Half Baths 1            |
| Basement       | 04   | Full with walk-o | Finish bsmt sz          |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addn'l fixtures 3       |
| Air Condition  | 01   | Central Air      | Rec Room Size 504       |
| Interior Cond  | 05   | Good             | Living area 2,700       |
| Exterior Cond  | 05   | Good             | Whirlpools 1            |
|                |      |                  | # Living Units          |
|                |      |                  | M/F stacks              |
|                |      |                  | W/B stacks 1            |
|                |      |                  | W/B openings 1          |
|                |      |                  | Actual Year Built: 1995 |

