

Property at 00057 ORCHARD FARMS LANE

Prop ID 4770057

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Administrative Information

Owner name: MURRAY CHARLES M & M RACHEL
 Second name:
 Address: 57 ORCHARD FARMS LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map: 94 026
 Lot: 4770057 Neigh.: Zone: R30 Vol: 740 Page: 463

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	347,000
Resident Outbldg	1.00	2,030

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-May-2020
 Sale price: 568,000
 Sale valid:

Values

Mkt value :
 Cost value: 674,329

Summary

Total assessments	472,030
Total exemptions	
Net assessment	472,030

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.1872
 Mkt/sale :
 Assmt/sale: .8310

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	.096	7,500	720			720	504
Residual		4,182						

.786 acres

Total land value

175,720

123,004

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	43	B+		
Garage	23	Attached 3 car		
Area Over Gar.	05	Half Story Finis		
Basement	04	Full with walk-o		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1995

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,406	343,580
Basement	Full with walk			
Heating	Yes	A/C Yes		9,840
Plumbing	4 F/B	1 H/B	2 Add'l fix.	1 Wh/p
Attic	None	Attic size:		
Additions				111,079
Other Features	WB Stks	RR		38,060
Sub-Total				524,559
Grade	B+	Factor 1.3500		708,155
CDU		C&D Factor 1.00		708,155
Depreciation		30 %		495,709
Computed cost value @ 70%				346,996

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	268	7,099
L Living Area	FRFF Frame first floor	385	44,075
L Living Area	BSMT Basement addition	385	7,095
L Living Area	AIR Air conditioning	385	1,170
G Garages	FRL Attached frame GT 65	772	34,587
G Garages	HSF Half-story fin o/gar	388	15,873
L Living Area	AIR Air conditioning	388	1,180

Total additions 111,079

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2004	C	5,760	50	2,900
Utility Shed									
Value at 70%				2,030	Value at 100%				2,900

