

Property at 00058 ORCHARD FARMS LANE

Prop ID 4770058

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Administrative Information

Owner name: OOMMEN CHERIAN SANTOSH CO-TTE
 Second name: OOMMEN SIJI CO-TTE
 Address: 58 ORCHARD FARMS LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map: 94 026
 Lot: 4770058 Neigh.: Zone: R30 Vol: 783 Page: 274

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	346,500
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Jun-2003
 Sale price: 560,000
 Sale valid:

Values

Mkt value :
 Cost value: 673,186

Summary

Total assessments	471,230
Total exemptions	
Net assessment	471,230

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.2021
 Mkt/sale :
 Assmt/sale: .8415

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	.105	7,500	788			788	552
Residual		4,574						

.795 acres

Total land value

175,788

123,052

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern 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.	01	Fully Finished		
Basement	01	Full		
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	1,571	375,810
Basement	Full				
Heating	Yes	A/C Yes			10,750
Plumbing	4 F/B	1 H/B 1 Add'l fix.	1 Wh/p	Saunas	21,500
Attic	None	Attic size:			
Additions					86,447
Other Features	WB Stks	RR			29,305
Sub-Total					523,812
Grade	B+	Factor 1.3500			707,146
CDU		C&D Factor 1.00			707,146
Depreciation		30 %			495,002
Computed cost value @ 70%					346,501

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	768	34,408
G Garages	FSF Full-story fin o/gar	480	32,152
L Living Area	OVER Frame Overhang	66	6,045
L Living Area	AIR Air conditioning	66	201
L Living Area	BSMT Basement addition	18	332
L Living Area	FRFF Frame first floor	18	2,061
L Living Area	BSMT Basement addition	16	295
L Living Area	FRFF Frame first floor	16	1,832
L Living Area	AIR Air conditioning	480	1,459
P Porches, Patios, Decks	BPAT Brick/flagstone pati	336	7,662

Total additions 86,447

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	10	160	30.00	2014	C	4,800	50	2,400
Utility Shed									
Value at 70%					1,680	Value at 100%			
						2,400			

