

Property at 00062 ORCHARD FARMS LANE

Prop ID 4770062

Printed 05-Jun-2025 8:42 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: CHOI JOHN H & ALICE M  
 Second name:  
 Address: 62 ORCHARD FARMS LANE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 028 Clerk map: 94 026  
 Lot: 4770062 Neigh.: Zone: R30 Vol: 707 Page: 1185

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .69  | 122,500 |
| Resident Dwelling | 1.00 | 344,150 |
| Resident Outbldg  | 2.00 | 5,250   |

## Exemptions

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

## Last sale

Sale date: 24-Mar-2017  
 Sale price: 569,900  
 Sale valid:

## Values

Mkt value :  
 Cost value: 676,300

## Summary

| Total assessments | 473,410 |  |
|-------------------|---------|--|
| Total exemptions  |         |  |
| Net assessment    | 473,410 |  |

## Utilities

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

## Sales ratios

Cost/sale : 1.1867  
 Mkt/sale :  
 Assmt/sale: .8307

## 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  | .287       | 7,500   | 2,153   |      |      | 2,153   | 1,507     |
| Residual     |     | 12,502     |         |         |      |      |         |           |

.977 acres

Total land value

177,153

124,007

## 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 | 01   | Hot Water        |             |  |
| 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: 1996

## Building Valuation Summary

|                           |         |                    |        |        |         |
|---------------------------|---------|--------------------|--------|--------|---------|
| Dwelling                  | Frame   | 2 story w/bsmt     | Area   | 1,288  | 320,540 |
| Basement                  | Full    |                    |        |        |         |
| Heating                   | Yes     | A/C Yes            |        |        | 9,190   |
| Plumbing                  | 2 F/B   | 1 H/B 2 Add'l fix. | 1 Wh/p | Saunas | 12,000  |
| Attic                     | None    | Attic size:        |        |        |         |
| Additions                 |         |                    |        |        | 152,924 |
| Other Features            | WB Stks | RR                 |        |        | 25,596  |
| Sub-Total                 |         |                    |        |        | 520,250 |
| Grade                     | B+      | Factor 1.3500      |        |        | 702,338 |
| CDU                       |         | C&D Factor 1.00    |        |        | 702,338 |
| Depreciation              |         | 30 %               |        |        | 491,637 |
| Computed cost value @ 70% |         |                    |        |        | 344,146 |

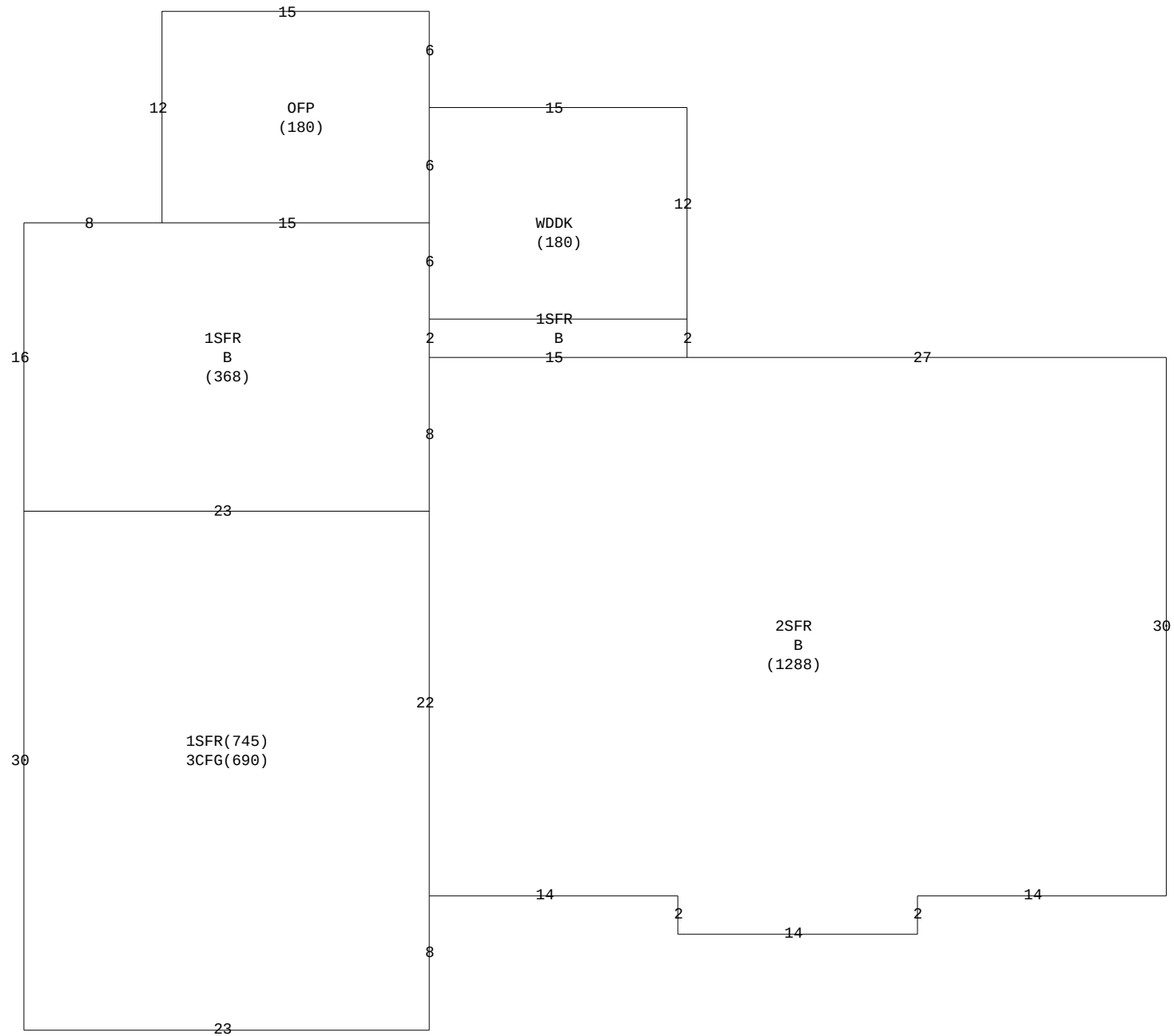
## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65  | 690  | 30,913 |
| G Garages                | FSF Full-story fin o/gar  | 745  | 49,903 |
| L Living Area            | AIR Air conditioning      | 745  | 2,265  |
| L Living Area            | BSMT Basement addition    | 368  | 6,782  |
| L Living Area            | FRFF Frame first floor    | 368  | 42,129 |
| L Living Area            | AIR Air conditioning      | 368  | 1,119  |
| P Porches, Patios, Decks | DECK Wood deck            | 180  | 4,768  |
| L Living Area            | BSMT Basement addition    | 30   | 553    |
| L Living Area            | FRFF Frame first floor    | 30   | 3,434  |
| L Living Area            | AIR Air conditioning      | 30   | 91     |
| P Porches, Patios, Decks | FOFF Frame open first flo | 180  | 10,967 |

Total additions 152,924

## Outbuilding Information

| Description               | Wid | Len   | Area | Rate          | Year | Cnd | RCN   | Depr  | Value |
|---------------------------|-----|-------|------|---------------|------|-----|-------|-------|-------|
| RS1 Frame<br>Utility Shed | 10  | 20    | 200  | 30.00         | 2020 | C   | 6,000 | 50    | 3,000 |
| RS1 Frame<br>Utility Shed | 13  | 23    | 299  | 30.00         | 2022 | C   | 8,970 | 50    | 4,500 |
|                           |     |       |      |               |      |     |       |       |       |
| Value at 70%              |     | 5,250 |      | Value at 100% |      |     |       | 7,500 |       |



NAME CHG FR ALICE LEE TO ALICE CHOI V803 P779 5-28-25