

Property at 00039 ORCHARD STREET

Prop ID 3430039

Printed 14-Feb-2019 9:53 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CAVANAUGH MEGHAN B
 Second name:
 Address: 39 ORCHARD STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 3430039 Neigh.: Zone: R15 Vol: 711 Page: 543

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 720	144,720
Basement	Full			
Heating	Yes	A/C Yes		4,390
Plumbing	2 F/B	H/B Add'l fix.	Wh/p Saunas	3,600
Attic	None	Attic size:		
Additions				13,990
Other Features	WB Stks			5,000
Sub-Total				171,700
Grade	C+	Factor 1.0800		185,436
CDU		C&D Factor 1.00		185,436
Depreciation		35 %		120,533
Computed cost value @ 70%				84,373

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 14-Jul-2017
Resident Land	.34	77,000			Sale price: 239,500
Resident Dwelling	1.00	84,370			Sale valid:
Resident Excess	.01	50			Values
					Mkt value :
					Cost value: 230,600
Summary			Utilities		Sales ratios
Total assessments		161,420	Water	Unionville	Cost/sale : .9628
Total exemptions			Sewer	Septic	Mkt/sale :
Net assessment		161,420	Gas	None	Assmt/sale: .6740

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.340	110,000	110,000		110,000	77,000
Primary Site		14,810					
RES	12	.010	7,500	75		75	53
Residual		436					
				.350 acres	Total land value	110,075	77,053

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	180	7,915
P Porches, Patios, Decks	FEFF Frame enclosed first	36	2,543
P Porches, Patios, Decks	DECK Wood deck	180	3,532

Total additions 13,990

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7 Garage cars 1
Interior Walls	01	Plaster	Bedrooms	3 Unfinished area
Floors	01	Hardwood	Family Rooms	Dormer linear f 26
Heating System	05	Electric B/B	Full Baths	2 Masonry trim sf
Fuel	01	Oil	Half Baths	Finish bsmt sz
Attic	99	None	Addtn'l fixtures	Rec Room Size
Grade	33	C+	Whirlpools	Living area 1,080
Garage	21	Attached 1 car	Saunas	# Living Units
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1940	

