

Property at 00039 ORCHARD STREET

Prop ID 3430039

Printed 20-Feb-2010 4:31 AM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	RINALDI MICHELINA A
Second name:	
Address:	39 ORCHARD STREET
City/state:	AVON CT Zip: 06001

Building Valuation Summary					
Dwelling	Frame	1 1/2 story w/bsmt	Area	720	137,830
Basement	Full				
Heating	Yes	A/C Yes			4,180
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	3,600
Attic	None		Attic size:		
Additions					13,300
Other Features	WB Stks		Unfin	3,500	5,000
Sub-Total					163,910
Grade	C+	Factor 1.0800			177,020
CDU		C&D Factor 1.00			177,020
Depreciation		30 %			123,910
Computed cost value @ 70%					86,740

Location Information					
Map: 028	Clerk map:				
Lot: 3430039	Neigh.:	Zone: R15	Vol: 590 Page: 425		
Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 29-May-2009
Resident Land	.34	80,500			Sale price: 265,500
Resident Dwelling	1.00	86,740			Sale valid:
Resident Excess	.01	50			Values
				Mkt value :	
				Cost value:	238,990
Summary			Utilities		Sales ratios
Total assessments		167,290	Water	Unionville	Cost/sale : .9002
Total exemptions			Sewer	Septic	Mkt/sale :
Net assessment		167,290	Gas	None	Assmt/sale: .6301

Building additions				
Category	Type		Area	Value
G Garages	FR Attached frame LE 65		180	7,500
P Porches, Patios, Decks	FEFF Frame enclosed first		36	2,400
P Porches, Patios, Decks	DECK Wood deck		180	3,400
Total additions				13,300

Land Information						
Type	Use	Acres/SqFt	Rate	Total Infl	Fact Value	70% Value
PRIM	11	.340	115,000		115,000	80,500
Primary Site		14,810				
RES	12	.010	7,500		75	50
Residual		436				
		.3500 acres		Total land value	115,075	80,550

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

