

LOT 3
AMELIA CONCOURSE SUB #1
PB 7/183

KITTEN APENCER A & ROSEMARY R
10 ORION AVENUE
GROTON, CT 06340

2024

30-2N-28-0150-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4067.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,211	100	2,211	245,878
FGR	380	55	209	23,242
FOP	122	30	37	4,114
FOP	128	30	38	4,226
FUS	466	100	466	51,823
PTO	128	5	6	667
STR	28	10	3	334
TOTALS	3,463		2,970	330,284

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	9	3			27.00	SF	6.50				174	
2	0811	CONCRETE B	0	0	0	0			648.00	SF	5.20				3,336	

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,970	118.2426	112.33	333,620	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM - 0% - 2024

Heated Area: 2677

HX Base Yr

PTO 2020

FOP 2020

BAS 2020

FGR 2020

FOP 2020

FUS 2020

STR 2020

BLD DATE	03/29/2023	NW	LGL DATE
VE DATE			LAND DATE