

Property at 00471 DEERCLIFF ROAD

Prop ID 2090471

Printed 06-Feb-2024 10:43 AM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	CONWAY MATTHEW G & KELLY
Second name:	
Address:	471 DEERCLIFF ROAD
City/state:	AVON CT Zip: 06001

Building Valuation Summary

		Area	
Dwelling	Frame 1 1/2 story w/bsmt	1,320	284,950
Basement	Full		
Heating	Yes A/C Yes		8,170
Plumbing	2 F/B 1 H/B 4 Add'l fix. 1 Wh/p Saunas		13,000
Attic	None Attic size:		
Additions			198,374
Other Features	WB Stks		9,250
Sub-Total			513,744
Grade	C+	Factor 1.0800	554,844
CDU		C&D Factor 1.00	554,844
Depreciation		40 %	332,906
Computed cost value @ 70%			233,034

Location Information					
Map: 032	Clerk map: 09 008				
Lot: 2090471	Neigh.: Zone: RU2A	Vol: 776	Page: 711		
Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 29-Jun-2022	
Resident Land	2.00 525,000			Sale price: 890,000	
Resident Dwelling	1.00 233,030			Sale valid:	
Resident Outbldg	1.00 20,720			Values	
Resident Excess	1.84 9,630			Mkt value :	
				Cost value: 1,126,257	
Summary		Utilities		Sales ratios	
Total assessments	788,380	Water	Well	Cost/sale :	1.2655
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	788,380	Gas	None	Assmt/sale:	.8858

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	BSMT Basement addition	140	2,580
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
G Garages	FRL Attached frame GT 65	768	34,408
P Porches, Patios, Decks	BPAT Brick/flagstone pati	800	18,243
P Porches, Patios, Decks	DECK Wood deck	144	3,815
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	BSMT Basement addition	144	2,654
L Living Area	FRFF Frame first floor	576	65,941
L Living Area	BSMT Basement addition	576	10,615
L Living Area	FATT Full finished attic	576	20,804
L Living Area	AIR Air conditioning	1,436	4,365
Total additions			198,374

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2,000	750,000	750,000		750,000	525,000
Primary Site		87,120					
RES	12	1,835	7,500	13,763		13,763	9,634
Residual		79,933					
		3.835 acres		Total land value		763,763	534,634

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	2
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	4
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	99	None	Saunas	
Basement	01	Full	# Living Units	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	05	Good	W/B openings	2
Exterior Cond	05	Good	Actual Year Built: 1979	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	20	40	800	74.05		C	59,240	50	29,600
Value at 70%			20,720	Value at 100%			29,600		

