

Property at 00500 DEERCLIFF ROAD

Prop ID 2090500

Printed 09-Aug-2022 12:42 PM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: PETRICONE MATTHEW R &
 Second name: GUSTAFSON EMILY C
 Address: 500 DEERCLIFF ROAD
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Masonry	1 1/2 story w/bsmt	Area	1,125	198,130
Basement	Full				
Heating	Yes	A/C No			
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,600
Additions					144,748
Other Features	WB Stks	RR			23,708
Sub-Total					376,186
Grade	B+	Factor 1.3500			507,851
CDU		C&D Factor 1.00			507,851
Depreciation		15 %			431,673
		Computed cost value @ 70%			302,171

Location Information			
Map: 032	Clerk map:		
Lot: 2090500	Neigh.:	Zone: RU2A	Vol: 777 Page: 129
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	2.00	140,000	
Resident Dwelling	1.00	302,170	
Resident Outbldg	2.00	15,110	
Resident Excess	2.42	12,680	
Summary		Utilities	
Total assessments	469,960	Water	Well
Total exemptions		Sewer	Septic
Net assessment	469,960	Gas	None
		Sales ratios	
		Cost/sale :	.6714
		Mkt/sale :	
		Assmt/sale:	.4700

Land Information						
Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value
PRIM	11	2.000	200,000	200,000		200,000
Primary Site		87,120				
RES	12	2.415	7,500	18,113		18,113
Residual		105,197				
		4.415 acres		Total land value		218,113
						152,679

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	280	23,744
P Porches, Patios, Decks	BPAT Brick/flagstone pati	338	5,709
G Garages	FR Attached frame LE 65	572	19,245
L Living Area	UATT Unfinished attic	352	4,565
L Living Area	FRFF Frame first floor	404	34,259
L Living Area	FRUF Frame upper full	224	13,893
L Living Area	FRFF Frame first floor	511	43,333
Total additions			144,748

Residential Dwelling Information			
Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	07	Stone	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	01	Plaster	Garage cars 2
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	43	B+	Full Baths 3
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	99	None	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures
Air Condition	99	None	Rec Room Size 900
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	Living area 3,264
			# Living Units 1
			M/F stacks
			W/B stacks 1
			W/B openings 2
Actual Year Built: 1937			

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	20	24	480	25.00		A	18,600	50	9,300
RP5 Pool w/ Gunite			300	81.90	2007	C	24,570	50	12,290
Value at 70%		15,113		Value at 100%		21,590			

