

Property at 00011 DEER RIDGE ROAD

Prop ID 5090011

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Administrative Information

Owner name: MCPHEE MAXTON & JENNIFER
 Second name:
 Address: 11 DEER RIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 5090011 Neigh.: Zone: RU2A Vol: 781 Page: 1076

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Jan-2023
Resident Land	2.00	245,000				Sale price: 1,750,000
Resident Dwelling	1.00	895,070				Sale valid:
Resident Outbldg	2.00	26,670				Values
						Mkt value :
Resident Excess	1.73	9,080				Cost value: 1,679,743
Summary			Utilities		Sales ratios	
Total assessments		1,175,820	Water	Well	Cost/sale :	.9599
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		1,175,820	Gas	None	Assmt/sale:	.6719

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	350,000	350,000			350,000	245,000
Primary Site		87,120						
RES	12	1.730	7,500	12,975			12,975	9,083
Residual		75,359						
		3.730 acres	Total land value				362,975	254,083

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	03	Wood Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	12
Interior Walls	02	Drywall	Bedrooms	6
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	5
Fuel	01	Oil	Half Baths	2
Attic	04	Fully finished w	Addtn'l fixtures	2
Grade	63	AA+	Whirlpools	1
Garage	24	Attached 4 car	Saunas	
Area Over Gar.	01	Fully Finished	# Living Units	1
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	3
Air Condition	01	Central Air	W/B openings	4
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1999	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	2,488
Basement	Full		554,890
Heating	Yes	A/C Yes	15,800
Plumbing	5 F/B	2 H/B	2 Add'l fix.
Attic	Fully finished w/WH	Attic size: 1,056	30,500
Additions			35,532
Other Features	WB Stks		139,699
			22,750
Sub-Total			799,171
Grade	AA+	Factor 2.0000	1,598,342
CDU		C&D Factor 1.00	1,598,342
Depreciation		20 %	1,278,674
		Computed cost value @ 70%	895,072

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	504	30,707
P Porches, Patios, Decks	FOFF Frame open first flo	88	5,361
L Living Area	FRUF Frame upper full	528	44,209
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	CNPY Canopy	528	11,189
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	AIR Air conditioning	528	1,605
		Total additions	139,699

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	14	22	308	37.75	2001	C	11,627	50	5,800
RP3 Pool w/ Reinfor Conc	15	39	585	110.5	2004	C	64,672	50	32,300
Value at 70%	26,670		Value at 100%		38,100				

