

Property at 00007 DEER RUN

Prop ID 2080007

Printed 06-Feb-2024 10:30 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SHEPHERD DAVID
 Second name:
 Address: 7 DEER RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map:
 Lot: 2080007 Neigh.: Zone: R30 Vol: 681 Page: 1262

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Jan-2015
Resident Land	.69	122,500				Sale price: 765,000
Resident Dwelling	1.00	514,700				Sale valid:
					Values	
Resident Excess	.17	890			Mkt value :	
					Cost value:	911,557
Summary			Utilities		Sales ratios	
Total assessments		638,090	Water	Connecticut	Cost/sale :	1.1916
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		638,090	Gas	CNG	Assmt/sale:	.8341

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	175,000	175,000			175,000	122,500
Primary Site		30,056						
RES	12	.170	7,500	1,275			1,275	893
Residual		7,405						
				.860 acres	Total land value		176,275	123,393

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk			1,449	351,980	
Heating	Yes	A/C	Yes		10,070	
Plumbing	4 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas	
Attic	None			Attic size:		
Additions					136,219	
Other Features	WB Stks			RR	36,823	
Sub-Total					558,092	
Grade	A	Factor	1.5500		865,043	
CDU		C&D Factor	1.00		865,043	
Depreciation			15 %		735,287	
Computed cost value @ 70%					514,701	

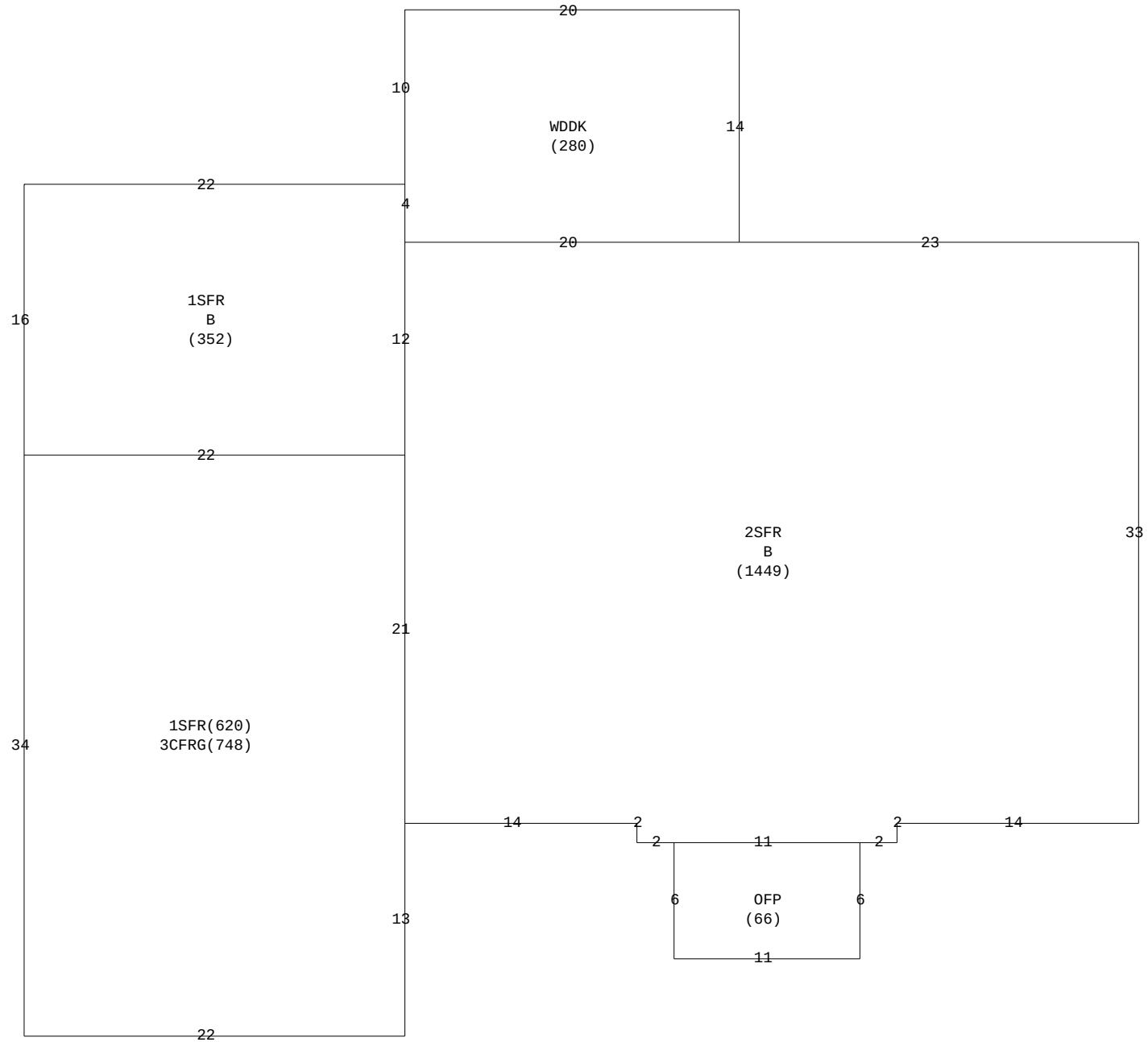
Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	748	33,512
G Garages	FSF Full-story fin o/gar	620	41,530
L Living Area	AIR Air conditioning	620	1,885
L Living Area	BSMT Basement addition	352	6,487
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	AIR Air conditioning	352	1,070
P Porches, Patios, Decks	DECK Wood deck	280	7,417
P Porches, Patios, Decks	FOFF Frame open first flo	66	4,021

Total additions 136,219

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,200
Interior Cond	05	Good	Living area	3,870
Exterior Cond	05	Good	Whirlpools	1
			Saunas	# Living Units 1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2011				



THIS PARCEL CAME OUT OF 344 HUCKLEBERRY HILL ROAD
V 570 P 1031 2/8/08 344 HUCKLEBERRY HILL RD TO PARK DEVELOPERS \$450,00

(7 & 15 DEER RUN)