

Property at 00038 DEER RUN

Prop ID 2080038

Printed 09-Jan-2026 12:30 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: CLINTON DIANE M TRUSTEE  
 Second name:  
 Address: 38 DEER RUN  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 017 Clerk map: 25 018  
 Lot: 2080038 Neigh.: Zone: R30 Vol: 644 Page: 1120

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .69  | 122,500 |
| Resident Dwelling | 1.00 | 396,820 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 07-May-1990  
 Sale price: 585,000  
 Sale valid:

## Values

Resident Excess .02 90  
 Mkt value :  
 Cost value: 742,014

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 519,410 |
| Total exemptions  |         |
| Net assessment    | 519,410 |

## Utilities

| Water | Well         |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | None         |

## Sales ratios

Cost/sale : 1.2684  
 Mkt/sale :  
 Assmt/sale: .8879

## 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  | .018       | 7,500   | 135     |      |      | 135     | 95        |
| Residual     |     | 784        |         |         |      |      |         |           |

.708 acres

Total land value

175,135

122,595

## Building Valuation Summary

| Dwelling       | Frame              | 2 story w/bsmt     | Area   | 376,390 |
|----------------|--------------------|--------------------|--------|---------|
| Basement       | Full               |                    | 1,574  |         |
| Heating        | Yes                | A/C Yes            |        | 10,760  |
| Plumbing       | 3 F/B              | 2 H/B 3 Add'l fix. | 1 Wh/p | 21,000  |
| Attic          | None               | Attic size:        |        |         |
| Additions      |                    |                    |        | 158,346 |
| Other Features | Mason Trim WB Stks |                    |        | 34,972  |

|              |                           |               |
|--------------|---------------------------|---------------|
| Sub-Total    |                           | 601,468       |
| Grade        | A-                        | Factor 1.4500 |
| CDU          | C&D Factor 1.00           | 872,129       |
| Depreciation | 35 %                      | 566,884       |
|              | Computed cost value @ 70% | 396,819       |

## Building additions

| Category                 | Type                     | Area  | Value  |
|--------------------------|--------------------------|-------|--------|
| L Living Area            | FRFF Frame first floor   | 268   | 30,681 |
| L Living Area            | BSMT Basement addition   | 268   | 4,939  |
| L Living Area            | AIR Air conditioning     | 268   | 815    |
| P Porches, Patios, Decks | DECK Wood deck           | 530   | 14,040 |
| L Living Area            | OVER Frame Overhang      | 30    | 2,748  |
| L Living Area            | AIR Air conditioning     | 30    | 91     |
| L Living Area            | FRUF Frame upper full    | 690   | 57,774 |
| L Living Area            | AIR Air conditioning     | 690   | 2,098  |
| G Garages                | FRL Attached frame GT 65 | 1,008 | 45,160 |

Total additions 158,346

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |
|----------------|------|------------------|-------------------------|
| Style          | 04   | Colonial         |                         |
| Exterior Walls | 01   | Clapboards       |                         |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |
| Roof Type      | 01   | Gable            |                         |
| 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          | 47   | A-               | Full Baths 3            |
| Garage         | 23   | Attached 3 car   | Masonry trim sf 1,120   |
| Area Over Gar. | 01   | Fully Finished   | Half Baths 2            |
| Basement       | 01   | Full             | Finish bsmt sz          |
| Bsmt Fin Qual  | 01   | Unfinished       | Rec Room Size           |
| Air Condition  | 01   | Central Air      | Addn'l fixtures 3       |
| Interior Cond  | 05   | Good             | Whirlpools 1            |
| Exterior Cond  | 05   | Good             | Living area 4,136       |
|                |      |                  | # Living Units          |
|                |      |                  | M/F stacks              |
|                |      |                  | W/B stacks 2            |
|                |      |                  | W/B openings 3          |
|                |      |                  | Actual Year Built: 1989 |

