

Property at 00041 DEER RUN

Prop ID 2080041

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Administrative Information

Owner name: LLOYD JOHN P AND
 Second name: ARLENE R
 Address: 41 DEER RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 2080041 Neigh.: Zone: R30 Vol: 303 Page: 946

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Jan-1995
Resident Land	.92	122,500				Sale price: 610,500
Resident Dwelling	1.00	439,280				Sale valid:
					Values	
Resident Excess	.06	320			Mkt value :	
					Cost value: 803,000	
Summary			Utilities		Sales ratios	
Total assessments		562,100	Water	Connecticut	Cost/sale :	1.3153
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		562,100	Gas	None	Assmt/sale:	.9207

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site	40,075							
RES	12	.060	7,500	450			450	315
Residual	2,614							
							Values	
					Mkt value :		Cost value: 803,000	
					Sales ratios			
					Cost/sale :		1.3153	
					Mkt/sale :			
					Assmt/sale:		.9207	

.980 acres

Total land value

175,450

122,815

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	03	Partial		
Basement	01	Full		
Bsmt Fin Qual	05	Living Area W/ A		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				2,078	474,820
Basement	Full						
Heating	Yes	A/C Yes					13,540
Plumbing	3 F/B	2 H/B	5 Add'l fix.	1 Wh/p	Saunas		22,000
Attic	None			Attic size:			
Additions							126,660
Other Features		WB Stks					28,808
Sub-Total							665,828
Grade	A-	Factor 1.4500					965,451
CDU		C&D Factor 1.00					965,451
Depreciation		35 %					627,543
Computed cost value @ 70%							439,280

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	642	17,007
L Living Area	FRFF Frame first floor	100	11,448
L Living Area	BSMT Basement addition	100	1,843
L Living Area	AIR Air conditioning	100	304
L Living Area	OVER Frame Overhang	58	5,312
L Living Area	AIR Air conditioning	58	176
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	FRUF Frame upper full	600	50,238
L Living Area	AIR Air conditioning	600	1,824
G Garages	FRL Attached frame GT 65	816	36,558

Total additions 126,660

