

Property at 00053 DEER RUN

Prop ID 2080053

Printed 06-Feb-2024 10:32 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BERTSCH DAVID J AND
 Second name: HELAINE F TRUSTEES
 Address: 53 DEER RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 2080053 Neigh.: Zone: R30/40 Vol: 720 Page: 912

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	455,550

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Mar-1999
 Sale price: 500,000
 Sale valid:

Values

Mkt value :
 Cost value: 826,243

Summary

Total assessments	578,370
Total exemptions	
Net assessment	578,370

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.6525
 Mkt/sale :
 Assmt/sale: 1.1567

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						

.980 acres

Total land value

175,450

122,815

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	478,330
Basement	Full		2,096	
Heating	Yes	A/C Yes		13,640
Plumbing	4 F/B	2 H/B 5 Add'l fix.	1 Wh/p	27,000
Attic	None	Attic size:		
Additions				113,759
Other Features	WB Stks	RR	Bsmt Gar	57,761

Sub-Total		690,490
Grade	A-	Factor 1.4500
CDU		C&D Factor 1.00
Depreciation		35 %
	Computed cost value @ 70%	455,551

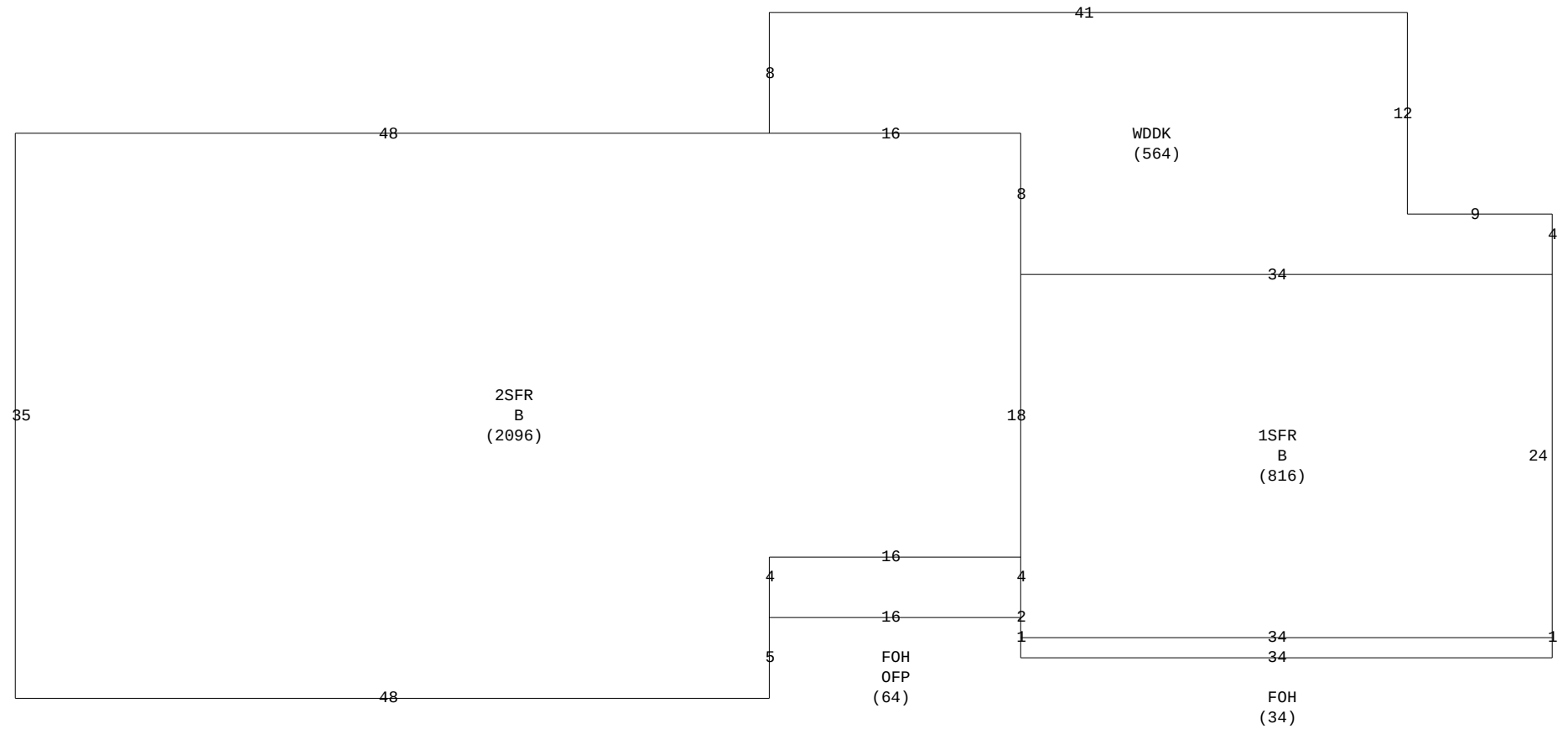
Building additions

Category	Type	Area	Value
L Living Area	FRUF Frame upper full	816	68,324
L Living Area	BSMT Basement addition	816	15,037
L Living Area	AIR Air conditioning	816	2,481
P Porches, Patios, Decks	DECK Wood deck	564	14,940
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	AIR Air conditioning	34	103
L Living Area	OVER Frame Overhang	64	5,861
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899

Total additions 113,759

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 10
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 4
Garage	13	Basement 3 car	Masonry trim sf
Area Over Gar.	01	Fully Finished	Half Baths 2
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures 5
Air Condition	01	Central Air	Rec Room Size 1,407
Interior Cond	05	Good	Living area 5,106
Exterior Cond	05	Good	Whirlpools 1
			# Living Units
			M/F stacks
			W/B stacks 2
			W/B openings 3
			Saunas
			Actual Year Built: 1989



ABOVE GROUND SWIMMING POOL.
DAVID J BERTSCH REVOC TRUST 50%, HELAINE F BERTSCH REVOC TRUST 50%

V 720 P 912 7-9-18