

Property at 00058 DEER RUN

Prop ID 2080058

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Administrative Information

Owner name: USICH LOUIS N III AND
Second name: VICTORIA S
Address: 58 DEER RUN
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 2080058 Neigh.: Zone: R40 Vol: 552 Page: 521

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	411,540

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Dec-2006
Sale price: 660,000
Sale valid: Y

Values

Mkt value :
Cost value: 762,914

Summary

Total assessments	534,040
Total exemptions	
Net assessment	534,040

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1559
Mkt/sale :
Assmt/sale: .8092

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							

.920 acres Total land value 175,000 122,500

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	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	02	Fully Unfinished	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	898
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,676
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1988	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area 1,940	447,870
Basement	Full					
Heating	Yes	A/C	Yes			12,780
Plumbing	3 F/B	2 H/B	1 Add'l fix.	1 Wh/p	Saunas	20,000
Attic	None	Attic size:				
Additions						107,126
Other Features	WB Stks		RR			36,005
Sub-Total						623,781
Grade	A-	Factor	1.4500			904,482
CDU		C&D Factor	1.00			904,482
Depreciation				35 %		587,913
				Computed cost value @ 70%		411,539

Building additions

Category	Type		Area	Value
L Living Area	FRFF	Frame first floor	148	16,943
L Living Area	AIR	Air conditioning	148	450
G Garages	FRL	Attached frame GT 65	816	36,558
G Garages	FSF	Full-story fin o/gar	648	43,406
L Living Area	AIR	Air conditioning	648	1,970
P Porches, Patios, Decks	FOFF	Frame open first flo	128	7,799

Total additions 107,126

