

Property at 00065 DEER RUN

Prop ID 2080065

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Administrative Information

Owner name: MURPHY PETER W & DENISE A
Second name:
Address: 65 DEER RUN
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 2080065 Neigh.: Zone: R40 Vol: 802 Page: 1262

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 02-May-2025	
Resident Land	.92 122,500			Sale price: 1,125,000	
Resident Dwelling	1.00 476,930			Sale valid:	
				Values	
Resident Excess	.06 320			Mkt value :	
				Cost value: 856,786	
Summary		Utilities		Sales ratios	
Total assessments	599,750	Water	Connecticut	Cost/sale :	.7616
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	599,750	Gas	None	Assmt/sale:	.5331

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
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	43	B+	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	03	Partial	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	2,000
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,730
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1988	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	514,840
Basement	Full with walk		2,670	
Heating	Yes	A/C Yes		14,650
Plumbing	4 F/B	2 H/B 2 Add'l fix.	1 Wh/p	25,500
Attic	None	Attic size:	Saunas	
Additions				155,332
Other Features		WB Stks	RR	66,122
Sub-Total				776,444
Grade	B+	Factor 1.3500		1,048,199
CDU		C&D Factor 1.00		1,048,199
Depreciation		35 %		681,329
Computed cost value @ 70%				476,930

Building additions

Category	Type	Area	Value
L Living Area	FRUH Frame upper half	782	39,988
G Garages	FRL Attached frame GT 65	782	35,035
L Living Area	AIR Air conditioning	782	2,377
P Porches, Patios, Decks	FEFF Frame enclosed first	210	20,026
L Living Area	BSMT Basement addition	210	3,870
L Living Area	FRFF Frame first floor	150	17,172
L Living Area	BSMT Basement addition	150	2,764
L Living Area	AIR Air conditioning	150	456
L Living Area	OVER Frame Overhang	24	2,198
P Porches, Patios, Decks	DECK Wood deck	366	9,695
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	BSMT Basement addition	160	2,948
L Living Area	AIR Air conditioning	160	486
Total additions			155,332

