

Property at 00074 DEER RUN

Prop ID 2080074

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Administrative Information

Owner name: BLADES SAMUEL L JR TRUSTEE
Second name:
Address: 74 DEER RUN
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 2080074 Neigh.: Zone: R40 Vol: 760 Page: 94

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 16-Dec-1991
Resident Land	.92	122,500	AAA Veteran	1,000	Sale price: 550,000
Resident Dwelling	1.00	398,540	CAB Add Vet	500	Sale valid:
			DAC Veteran	10,000	Values
Resident Excess	.03	160			Mkt value :
					Cost value: 744,571
Summary		Utilities		Sales ratios	
Total assessments	521,200	Water	Connecticut	Cost/sale :	1.3538
Total exemptions	11,500	Sewer	Public sewer	Mkt/sale :	
Net assessment	509,700	Gas	None	Assmt/sale:	.9476

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	.030	7,500	225		225	158
Residual	1,307						
		.950 acres	Total land value	175,225		122,658	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full					1,936	447,090
Heating	Yes	A/C	Yes				12,760
Plumbing	3 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas		21,000
Attic	None	Attic size:					
Additions							85,211
Other Features	Mason Trim	WB Stks					38,021
Sub-Total							604,082
Grade	A-	Factor	1.4500				875,919
CDU		C&D Factor	1.00				875,919
Depreciation			35 %				569,347
			Computed cost value @ 70%				398,543

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	15	1,374
P Porches, Patios, Decks	DECK Wood deck	560	14,834
L Living Area	FRFF Frame first floor	208	23,812
L Living Area	BSMT Basement addition	208	3,833
L Living Area	AIR Air conditioning	208	632
L Living Area	AIR Air conditioning	15	46
G Garages	FRL Attached frame GT 65	840	37,634
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046

Total additions 85,211

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	1,300
Area Over Gar.	99	None	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,095
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1989				

