

Property at 00077 DEER RUN

Prop ID 2080077

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Administrative Information

Owner name: SINGH KERSHWIN & THEJASVEE
 Second name:
 Address: 77 DEER RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 2080077 Neigh.: Zone: R40 Vol: 697 Page: 367

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-May-2016
Resident Land	.92	122,500				Sale price: 675,000
Resident Dwelling	1.00	482,800				Sale valid:
					Values	
Resident Excess	.06	320			Mkt value :	
					Cost value:	865,171
Summary			Utilities		Sales ratios	
Total assessments		605,620	Water	Connecticut	Cost/sale :	1.2817
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		605,620	Gas	None	Assmt/sale:	.8972

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	
							Sales ratios	
							Cost/sale :	
							Mkt/sale :	
							Assmt/sale:	

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	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,148	293,200
Basement	Full				
Heating	Yes	A/C Yes			8,420
Plumbing	5 F/B	2 H/B	2 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		30,500
Additions					348,532
Other Features		WB Stks	RR		51,135
Sub-Total					731,787
Grade	A-	Factor 1.4500			1,061,091
CDU		C&D Factor 1.00			1,061,091
Depreciation		35 %			689,709
Computed cost value @ 70%					482,796

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	748	31,898
L Living Area	BSMT Basement addition	680	12,531
L Living Area	FRFF Frame first floor	680	77,847
L Living Area	FRUF Frame upper full	500	41,865
L Living Area	BSMT Basement addition	468	8,624
L Living Area	FRFF Frame first floor	468	53,577
L Living Area	AIR Air conditioning	468	1,423
L Living Area	BSMT Basement addition	662	12,199
L Living Area	FRFF Frame first floor	662	75,786
L Living Area	AIR Air conditioning	662	2,012
P Porches, Patios, Decks	DECK Wood deck	776	20,556
L Living Area	FRFF Frame first floor	20	2,290
L Living Area	FRFF Frame first floor	20	2,290
L Living Area	FRFF Frame first floor	20	2,290
L Living Area	AIR Air conditioning	600	1,824
L Living Area	AIR Air conditioning	500	1,520

Total additions 348,532

