

Property at 00088 DEER RUN

Prop ID 2080088

Printed 06-Feb-2024 10:33 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ORR SAMUEL & BEENISH
Second name:
Address: 88 DEER RUN
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 2080088 Neigh.: Zone: R40 Vol: 723 Page: 331

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	483,750

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 27-Sep-2018
Sale price: 598,400
Sale valid: 14

Values

Mkt value :
Cost value: 866,071

Summary

Total assessments	606,250
Total exemptions	
Net assessment	606,250

Utilities

Water	Well
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.4473
Mkt/sale :
Assmt/sale: 1.0131

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	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	4
Attic	99	None	Half Baths	2
Grade	47	A-	Addtn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	5,741
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	2
Air Condition	01	Central Air	W/B openings	5
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1990	

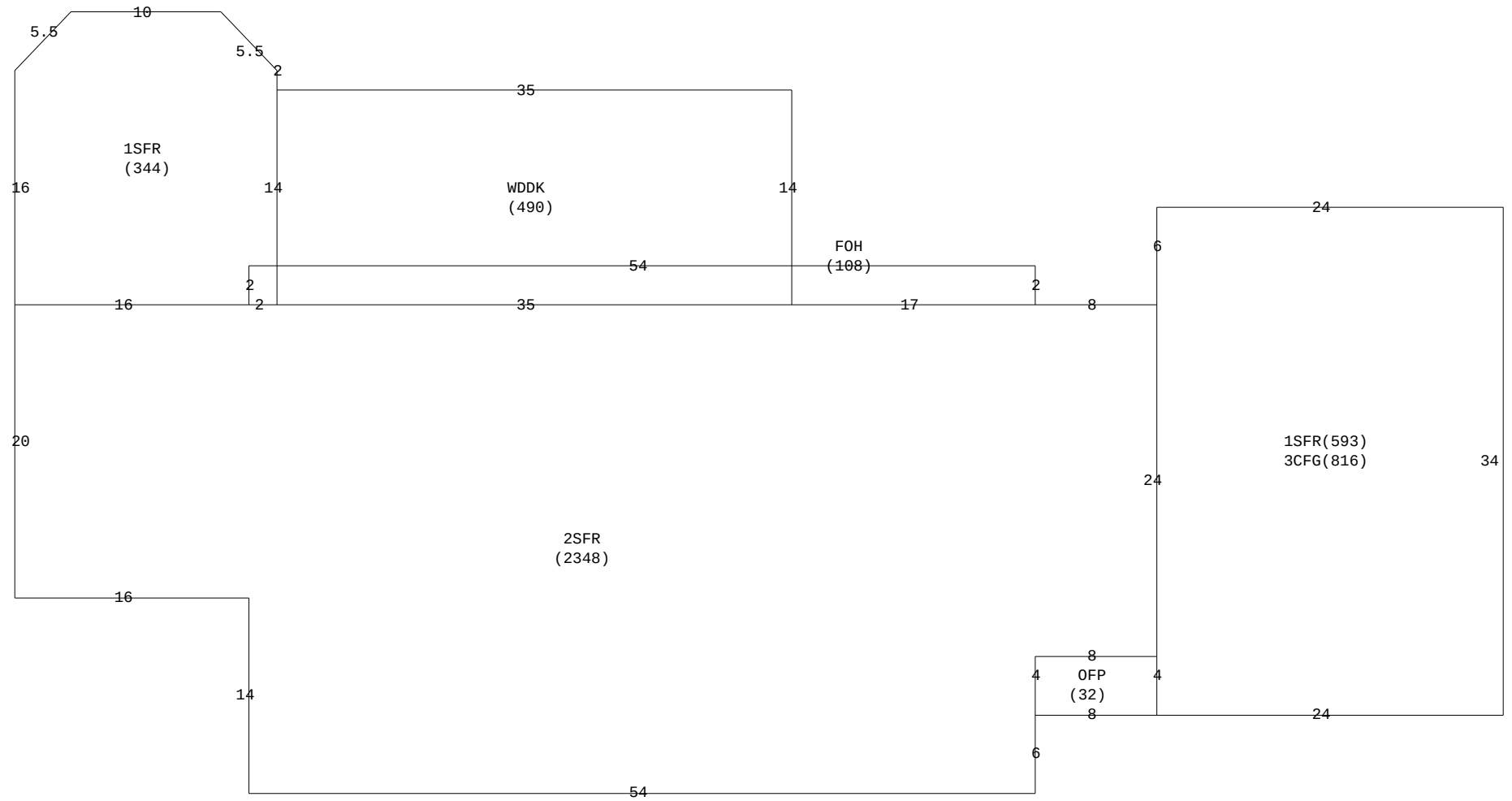
Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,348	527,550
Basement	Full				
Heating	Yes	A/C Yes			15,030
Plumbing	4 F/B	2 H/B	3 Add'l fix.	1 Wh/p	26,000
Attic	None		Attic size:		
Additions					143,659
Other Features		WB Stks			21,000
Sub-Total					733,239
Grade	A-	Factor 1.4500			1,063,197
CDU		C&D Factor 1.00			1,063,197
Depreciation		35 %			691,078
Computed cost value @ 70%					483,755

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	490	12,980
L Living Area	OVER Frame Overhang	108	9,891
L Living Area	AIR Air conditioning	108	328
G Garages	FSF Full-story fin o/gar	593	39,722
L Living Area	AIR Air conditioning	593	1,803
G Garages	FRL Attached frame GT 65	816	36,558
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	FRFF Frame first floor	344	39,381
L Living Area	AIR Air conditioning	344	1,046

Total additions 143,659



ADDITION 1993=1SFR 344SQ.FT.
DEED IN LIEU OF FORECLOSURE V 720 P 229