

Property at 00094 DEER RUN

Prop ID 2080094

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Administrative Information

Owner name: BORUCHOV ADAM AND DONNA
 Second name:
 Address: 94 DEER RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 2080094 Neigh.: Zone: R40 Vol: 575 Page: 1109

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	390,090
Resident Outbldg	1.00	11,200

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-May-2008
 Sale price: 820,000
 Sale valid:

Values

Mkt value :
 Cost value: 749,629

Summary

Total assessments	524,740
Total exemptions	
Net assessment	524,740

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9142
 Mkt/sale :
 Assmt/sale: .6399

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	.180	7,500	1,350			1,350	945
Residual	7,841							

1.100 acres

Total land value

176,350

123,445

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	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	3
Grade	47	A-	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	4
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1992	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,934	446,700
Basement	Full				
Heating	Yes	A/C Yes			12,750
Plumbing	3 F/B	2 H/B	3 Add'l fix.	1 Wh/p	21,000
Attic	None		Attic size:		
Additions					96,576
Other Features		WB Stks			14,250
Sub-Total					591,276
Grade	A-	Factor 1.4500			857,350
CDU		C&D Factor 1.00			857,350
Depreciation		35 %			557,278
Computed cost value @ 70%					390,095

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	16	975
L Living Area	FRUF Frame upper full	16	1,340
G Garages	FRL Attached frame GT 65	792	35,483
L Living Area	OVER Frame Overhang	28	2,564
P Porches, Patios, Decks	DECK Wood deck	1,342	35,550
L Living Area	BSMT Basement addition	152	2,801
L Living Area	FRFF Frame first floor	152	17,401
L Living Area	AIR Air conditioning	152	462

Total additions 96,576

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	24	28	672	37.75	1999	B	31,964	50	16,000
Value at 70%					11,200	Value at 100%			
						16,000			

