

Property at 00095 DEER RUN

Prop ID 2080095

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

Administrative Information

Owner name: MCINTYRE JEFFREY F
 Second name:
 Address: 95 DEER RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 2080095 Neigh.: Zone: R40 Vol: 763 Page: 1147

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Aug-2021
Resident Land	.92	122,500				Sale price: 225,000
Resident Dwelling	1.00	501,800				Sale valid:
					Values	
Resident Excess	.18	950				Mkt value :
					Cost value: 893,214	
Summary			Utilities		Sales ratios	
Total assessments		625,250	Water	Connecticut	Cost/sale :	3.9698
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		625,250	Gas	None	Assmt/sale:	2.7789

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	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
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	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	03	Partial > half	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2021				

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	403,910
Basement	Partial > half		2,716	-2,260
Heating	Yes	A/C Yes		11,500
Plumbing	3 F/B	1 H/B	Add'l fix.	1 Wh/p
Attic	None		Saunas	16,000
			Attic size:	
Additions				62,235
Other Features		M Stks		3,000
Sub-Total				494,385
Grade	A-	Factor 1.4500		716,858
CDU		C&D Factor 1.00		716,858
Depreciation		%		716,858
Computed cost value @ 70%				501,801

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	701	31,406
P Porches, Patios, Decks	FOFF Frame open first flo	202	12,307
P Porches, Patios, Decks	FOFF Frame open first flo	304	18,522
Total additions			62,235

