

Property at 00045 DEERCLIFF ROAD

Prop ID 2090045

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Administrative Information

Owner name: PPJ HOLDING LOCAL LLC
 Second name:
 Address: 45 DEERCLIFF ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
 Lot: 2090045 Neigh.: Zone: RU2A Vol: 791 Page: 489

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 09-Feb-2024
Resident Land	2.00	525,000				Sale price: 4,000,000
Resident Dwelling	1.00	1,177,010				Sale valid:
Resident Outbldg	4.00	64,330				Values
Resident Excess	.70	3,650				Mkt value :
						Cost value: 2,528,557
Summary			Utilities		Sales ratios	
Total assessments		1,769,990	Water	Well	Cost/sale :	.6321
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		1,769,990	Gas	None	Assmt/sale:	.4425

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	750,000	750,000			750,000	525,000
Primary Site		87,120						
RES	12	.695	7,500	5,213			5,213	3,649
Residual		30,274						
		2.695 acres		Total land value			755,213	528,649

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	02	Slate	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	08	Geothermal	Full Baths	6
Fuel	07	Propane Gas	Half Baths	2
Attic	04	Fully finished w	Addtn'l fixtures	4
Grade	63	AA+	Whirlpools	1
Garage	24	Attached 4 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	3
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2010	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	2,971
Basement	Full		649,220
Heating	No	A/C Yes	18,460
Plumbing	6 F/B	2 H/B	4 Add'l fix.
Attic	Fully finished w/WH	Attic size: 1,150	36,500
Additions			37,859
Other Features	Mason Trim WB Stks M Stks RR		163,458
Sub-Total			83,588
Grade	AA+	Factor 2.0000	989,085
CDU		C&D Factor 1.00	1,978,170
Depreciation		15 %	1,978,170
Computed cost value @ 70%			1,681,445

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,180	52,866
G Garages	FSF Full-story fin o/gar	532	35,635
L Living Area	AIR Air conditioning	532	1,617
P Porches, Patios, Decks	FEFF Frame enclosed first	132	12,588
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
P Porches, Patios, Decks	FEFF Frame enclosed first	272	25,938
L Living Area	FRFF Frame first floor	18	2,061
P Porches, Patios, Decks	FOFF Frame open first flo	296	18,034
L Living Area	FRFF Frame first floor	20	2,290
P Porches, Patios, Decks	FOFF Frame open first flo	144	8,773

Total additions 163,458

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	38	608	110.5	2011	A	104,182	50	52,100
RPH Res. Pool House	14	22	308	126.5	2018	A	60,415	50	30,200
RS1 Frame Utility Shed	16	20	320	30.00		C	9,600	50	4,800
RS1 Frame Utility Shed	16	20	320	30.00		C	9,600	50	4,800
Value at 70%	64,330		Value at 100%		91,900				

