

Property at 00111 DEERCLIFF ROAD

Prop ID 2090111

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Administrative Information

Owner name: ELDAH WISSAM
 Second name:
 Address: 111 DEERCLIFF ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 2090111 Neigh.: Zone: RU2A Vol: 791 Page: 1151

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 27-Dec-2021
Resident Land	2.00	175,000				Sale price: 770,000
Resident Dwelling	1.00	338,110				Sale valid:
					Values	
Resident Excess	1.00	5,250				Mkt value :
					Cost value: 740,514	
Summary			Utilities		Sales ratios	
Total assessments		518,360	Water	Well		Cost/sale : .9617
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		518,360	Gas	None		Assmt/sale: .6732

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	250,000	250,000			250,000	175,000
Primary Site		87,120						
RES	12	1.000	7,500	7,500			7,500	5,250
Residual		43,560						
				3.000 acres	Total land value		257,500	180,250

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	07	Hydro Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	07	Attic	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	2
Exterior Cond	05	Good	Living area	3,576
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1974	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,558	373,270
Basement	Full				
Heating	Yes	A/C Yes			10,670
Plumbing	3 F/B	1 H/B 3 Add'l fix.	2 Wh/p	Saunas	20,000
Attic	None	Attic size:			
Additions					137,260
Other Features		WB Stks			9,250
Sub-Total					550,450
Grade	B+	Factor 1.3500			743,108
CDU		C&D Factor 1.00			743,108
Depreciation		35 %			483,020
Computed cost value @ 70%					338,114

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	117	7,128
G Garages	FRL Attached frame GT 65	768	34,408
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	FRFF Frame first floor	420	48,082
L Living Area	AIR Air conditioning	420	1,277
P Porches, Patios, Decks	DECK Wood deck	1,612	42,702
Total additions			137,260

