

Property at 00143 DEERCLIFF ROAD

Prop ID 2090143

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Administrative Information

Owner name: FORRESTER ROBERT H &
 Second name: LINDA A
 Address: 143 DEERCLIFF ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 2090143 Neigh.: Zone: RU2A Vol: 248 Page: 580

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Exemptions	Last sale
Resident Land	2.00	525,000	AAA	1,000	Veteran	Sale date: 28-Jun-1991
Resident Dwelling	1.00	399,960	CAB	500	Add Vet	Sale price:
Resident Outbldg	2.00	19,110	DAC	10,000	Veteran	Sale valid:

Resident Excess	13.50	70,880	Values
			Mkt value :
			Cost value: 1,449,929

Summary

Total assessments	1,014,950	Utilities	Sales ratios
Total exemptions	11,500	Water Well	Cost/sale :
Net assessment	1,003,450	Sewer Septic	Mkt/sale :
		Gas None	Assmt/sale:

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	13.500	7,500	101,250		101,250	70,875
Residual		588,060					

15.500 acres Total land value 851,250 595,875

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
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	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	53	A+	Full Baths 3
Garage	22	Attached 2 car	Masonry trim sf 198
Area Over Gar.	99	None	Half Baths 1
Basement	01	Full	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	Living area 3,000
			# Living Units 1
			M/F stacks
			W/B stacks 2
			W/B openings 3
			Actual Year Built: 1963

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	369,960
Basement	Full		2,458	
Heating	Yes	A/C Yes		10,540
Plumbing	3 F/B	1 H/B Add'l fix. 1 Wh/p	Saunas	16,000
Attic	None	Attic size:		
Additions				116,888
Other Features	Mason Trim WB Stks			19,354

Sub-Total		532,742
Grade A+	Factor 1.6500	879,024
CDU	C&D Factor 1.00	879,024
Depreciation	35 %	571,366
	Computed cost value @ 70%	399,956

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	600	26,123
P Porches, Patios, Decks	FOFF Frame open first flo	90	5,483
L Living Area	FRFF Frame first floor	540	61,820
L Living Area	AIR Air conditioning	540	1,642
P Porches, Patios, Decks	FOFF Frame open first flo	165	10,053
P Porches, Patios, Decks	BPAT Brick/flagstone pati	516	11,767

Total additions 116,888

Outbuilding Information

Description	Wid Len	Area	Rate	Year Cnd	RCN	Depr	Value
RG1 Frame or Con		560	55.95	1998 A	48,565	50	24,300
Block Detach Garage							
AL1 Lean-to	8 16	128	37.75	2010 B	6,088	50	3,000

Value at 70% 19,110

Value at 100% 27,300

