

Property at 00175 DEERCLIFF ROAD

Prop ID 2090175

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Administrative Information

Owner name: PAVANO JOHN & DIANE
 Second name:
 Address: 175 DEERCLIFF ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 2090175 Neigh.: Zone: RU2A Vol: 731 Page: 1160

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 30-Aug-2019	
Resident Land	2.00	175,000			Sale price: 810,000	
Resident Dwelling	1.00	317,160			Sale valid:	
Resident Outbldg	2.00	27,440			Values	
					Mkt value :	
Resident Excess	.02	110			Cost value: 742,443	
Summary			Utilities		Sales ratios	
Total assessments		519,710	Water	Well	Cost/sale :	.9166
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		519,710	Gas	None	Assmt/sale:	.6416

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	.020	7,500	150		150	105
Residual		871					
2.020 acres		Total land value		250,150		175,105	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	04	Radiant	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	280
Interior Cond	05	Good	Living area	3,640
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1978	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				900	244,760
Basement	Full with walk						
Heating	Yes	A/C	Yes				7,050
Plumbing	3 F/B	1 H/B	3 Add'l fix.	Wh/p	Saunas		15,000
Attic	None			Attic size:			
Additions							226,509
Other Features		WB Stks	RR				23,017
Sub-Total							516,336
Grade	B+		Factor 1.3500				697,054
CDU			C&D Factor 1.00				697,054
Depreciation			35 %				453,085
Computed cost value @ 70%							317,160

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
G Garages	FSF Full-story fin o/gar	576	38,583
P Porches, Patios, Decks	F0FF Frame open first flo	36	2,193
P Porches, Patios, Decks	DECK Wood deck	412	10,914
L Living Area	FRFF Frame first floor	476	54,493
L Living Area	BSMT Basement addition	476	8,772
L Living Area	AIR Air conditioning	476	1,447
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	AIR Air conditioning	288	876
L Living Area	FRFF Frame first floor	250	28,620
L Living Area	FRUF Frame upper full	250	20,933
L Living Area	AIR Air conditioning	250	760
L Living Area	AIR Air conditioning	250	760

Total additions 226,509

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2014	C	4,200	50	2,100
Utility Shed									
AB1 Bank barn	26	28	728	65.80	2026	A	74,249	50	37,100
Value at 70%		27,440	Value at 100%		39,200				

