

Property at 00183 DEERCLIFF ROAD

Prop ID 2090183

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Administrative Information

Owner name: TURAL CANAN AND
 Second name: BLANC ARTHUR
 Address: 183 DEERCLIFF ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 2090183 Neigh.: Zone: RU2A Vol: 707 Page: 1251

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 24-Mar-2017	
Resident Land	2.00	175,000			Sale price:	514,000
Resident Dwelling	1.00	308,480			Sale valid:	
Resident Outbldg	1.00	2,940			Values	
					Mkt value :	
Resident Excess	2.66	13,970			Cost value:	714,843
Summary			Utilities		Sales ratios	
Total assessments		500,390	Water	Well	Cost/sale :	1.3907
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		500,390	Gas	None	Assmt/sale:	.9735

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	2.660	7,500	19,950		19,950	13,965
Residual		115,870					
4.660 acres				Total land value		269,950	188,965

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
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	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	03	Partial	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	500
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Living area	3,562
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1981	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,238	310,770
Basement	Full				
Heating	Yes	A/C Yes			8,910
Plumbing	3 F/B	1 H/B	3 Add'l fix.	Wh/p	15,000
Attic	None		Attic size:		
Additions					177,371
Other Features		WB Stks	RR		26,031
Sub-Total					538,082
Grade	B	Factor 1.2600			677,983
CDU		C&D Factor 1.00			677,983
Depreciation		35 %			440,689
Computed cost value @ 70%					308,482

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	704	31,541
L Living Area	FRUF Frame upper full	126	10,550
L Living Area	AIR Air conditioning	126	383
L Living Area	FRFF Frame first floor	268	30,681
L Living Area	BSMT Basement addition	268	4,939
L Living Area	AIR Air conditioning	268	815
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	FRUF Frame upper full	320	26,794
L Living Area	AIR Air conditioning	320	973
L Living Area	AIR Air conditioning	320	973
P Porches, Patios, Decks	DECK Wood deck	812	21,510
L Living Area	FRFF Frame first floor	14	1,603
L Living Area	FRFF Frame first floor	14	1,603
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
P Porches, Patios, Decks	DECK Wood deck	70	1,854
L Living Area	FRUF Frame upper full	24	2,010
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462

Total additions 177,371

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	14	20	280	30.00		C	8,400	50	4,200
Utility Shed									
Value at 70%		2,940	Value at 100%		4,200				

