

Property at 00185 DEERCLIFF ROAD

Prop ID 2090185

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Administrative Information

Owner name: KAHN SIDNEY & CARRIE
 Second name:
 Address: 185 DEERCLIFF ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 2090185 Neigh.: Zone: RU2A Vol: 772 Page: 816

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Mar-2022
Resident Land	2.00	525,000				Sale price: 2,075,000
Resident Dwelling	1.00	722,160				Sale valid:
Resident Outbldg	3.00	41,510				Values
Resident Excess	2.18	11,450				Mkt value :
Summary			Utilities		Sales ratios	
Total assessments	1,300,120		Water	Well	Cost/sale :	.8951
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	1,300,120		Gas	None	Assmt/sale:	.6266

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	2.180	7,500	16,350			16,350	11,445
Residual		94,961						
4.180 acres		Total land value		766,350			536,445	

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	12
Interior Walls	02	Drywall	Garage cars	4
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	4
Attic	99	None	Half Baths	1
Grade	57	AA-	Addtn'l fixtures	4
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	99	None	M/F stacks	1
Bsmt Fin Qual	99	None	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1956	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,721	600,390
Basement	None				-5,140
Heating	Yes	A/C Yes			17,080
Plumbing	4 F/B	1 H/B	4 Add'l fix.	Wh/p	20,500
Attic	None		Attic size:		
Additions					264,367
Other Features		WB Stks	M Stks		9,750
Sub-Total					906,947
Grade	AA-	Factor 1.7500			1,587,157
CDU		C&D Factor 1.00			1,587,157
Depreciation		35 %			1,031,652
Computed cost value @ 70%					722,156

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	238	27,246
L Living Area	AIR Air conditioning	238	724
L Living Area	FRFF Frame first floor	718	82,197
L Living Area	AIR Air conditioning	718	2,183
P Porches, Patios, Decks	FOFF Frame open first flo	145	8,834
G Garages	FR Attached frame LE 65	506	22,456
G Garages	FSF Full-story fin o/gar	506	33,894
L Living Area	AIR Air conditioning	506	1,538
L Living Area	FRUF Frame upper full	983	82,307
L Living Area	AIR Air conditioning	983	2,988
Total additions			264,367

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	42	756	110.5		C	83,576	50	41,800
RS1 Frame Utility Shed	8	12	96	30.00		C	2,880	50	1,400
RG1 Frame or Con Block Detach Garage	24	24	576	55.95	2001	C	32,227	50	16,100
Value at 70%		41,510	Value at 100%		59,300				

