

Property at 00187 DEERCLIFF ROAD

Prop ID 2090187

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Administrative Information

Owner name: LYNCH EDWARD T JR TRUSTEE
 Second name: MATULANIEC FAM 2012 TRUST
 Address: 187 DEERCLIFF ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 2090187 Neigh.: Zone: RU2A Vol: 720 Page: 1270

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	472,500
Resident Outbldg	2.00	72,100
Resident Dwelling	1.00	1,349,990

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Jul-2018
 Sale price: 585,000
 Sale valid: 01

Values

Mkt value :
 Cost value: 2,725,914

Summary

Total assessments	1,908,140
Total exemptions	
Net assessment	1,908,140

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 4.6597
 Mkt/sale :
 Assmt/sale: 3.2618

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	750,000	750,000		.10	675,000	472,500
Primary Site		87,120						
RES	12	2.580	7,500	19,350			19,350	13,545
Residual		112,385						
		4.580 acres		Total land value			694,350	486,045

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Garage cars	4
Floors	01	Hardwood	Bedrooms	5
Heating System	07	Hydro Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	60	AA	Full Baths	6
Garage	24	Attached 4 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	4
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	5
Air Condition	01	Central Air	Rec Room Size	3,000
Interior Cond	05	Good	Whirlpools	7,881
Exterior Cond	05	Good	Living area	
			# Living Units	1
			M/F stacks	
			W/B stacks	3
			W/B openings	3
			Actual Year Built: 2017	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	3,059	666,400
Basement	Full				
Heating	Yes	A/C Yes			18,940
Plumbing	6 F/B	4 H/B	5 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		41,500
Additions					336,021
Other Features		WB Stks	RR		95,433
Sub-Total					1,158,294
Grade	AA	Factor 1.8500			2,142,844
CDU		C&D Factor 1.00			2,142,844
Depreciation		10 %			1,928,560
		Computed cost value @ 70%			1,349,992

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,293	57,929
G Garages	FSF Full-story fin o/gar	500	33,492
L Living Area	AIR Air conditioning	500	1,520
L Living Area	FRFF Frame first floor	400	45,792
L Living Area	AIR Air conditioning	400	1,216
L Living Area	BSMT Basement addition	660	12,162
L Living Area	FRFF Frame first floor	660	75,557
L Living Area	AIR Air conditioning	660	2,006
P Porches, Patios, Decks	BPAT Brick/flagstone pati	1,543	35,187
P Porches, Patios, Decks	FOFF Frame open first flo	715	43,562
L Living Area	BSMT Basement addition	203	3,741
L Living Area	FRFF Frame first floor	203	23,240
L Living Area	AIR Air conditioning	203	617

Total additions 336,021

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	20	400	55.95	2018	A	34,689	50	17,300
Block Detach Garage									
RP5 Pool w/ Gunite	20	50	1,000	110.5	2021	A	171,353	50	85,700
Value at 70%			72,100				Value at 100%		103,000

