

Property at 00189 DEERCLIFF ROAD

Prop ID 2090189

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Administrative Information

Owner name: HODGDON CHRISTOPHER J & EMILY R
 Second name:
 Address: 189 DEERCLIFF ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 2090189 Neigh.: Zone: RU2A Vol: 809 Page: 477

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Nov-2025
Resident Land	2.00	210,000				Sale price: 1,273,725
Resident Dwelling	1.00	568,030				Sale valid:
						Values
Resident Excess	2.08	10,920				Mkt value :
						Cost value: 1,127,071
Summary			Utilities		Sales ratios	
Total assessments		788,950	Water	Well	Cost/sale :	.8849
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		788,950	Gas	None	Assmt/sale:	.6194

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	300,000	300,000		300,000	210,000
Primary Site		87,120					
RES	12	2.080	7,500	15,600		15,600	10,920
Residual		90,605					
4.080 acres				Total land value		315,600	220,920

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	53	A+	Full Baths	4
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	99	None	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	5
Air Condition	01	Central Air	Rec Room Size	1,650
Interior Cond	06	Very Good	Living area	4,720
Exterior Cond	06	Very Good	Whirlpools	
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1995	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk			1,954	450,600	
Heating	Yes	A/C	Yes		12,860	
Plumbing	4 F/B	2 H/B	5 Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			24,500	
Additions					164,781	
Other Features	WB Stks			RR	49,835	
Sub-Total					702,576	
Grade	A+	Factor	1.6500			
CDU		C&D Factor	1.00			
Depreciation		30 %			811,475	
				Computed cost value @ 70%	568,033	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
G Garages	FRL Attached frame GT 65	912	40,859
L Living Area	BSMT Basement addition	520	9,583
L Living Area	FRFF Frame first floor	520	59,530
L Living Area	AIR Air conditioning	520	1,581
P Porches, Patios, Decks	DECK Wood deck	428	11,338
L Living Area	BSMT Basement addition	112	2,064
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	AIR Air conditioning	112	340
L Living Area	BSMT Basement addition	180	3,317
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	AIR Air conditioning	180	547
Total additions			164,781

