

Property at 00217 DEERCLIFF ROAD

Prop ID 2090217

Printed 28-Feb-2025 8:36 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HUMPHREY MICHAEL & CARMEN
 Second name:
 Address: 217 DEERCLIFF ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map:
 Lot: 2090217 Neigh.: Zone: RU2A Vol: 800 Page: 1228

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-Feb-2025
Resident Land	2.00	525,000				Sale price: 2,100,000
Resident Dwelling	1.00	1,417,680				Sale valid:
Resident Outbldg	1.00	12,250				Values
Resident Excess	2.88	15,120				Mkt value :
						Cost value: 2,814,357
Summary			Utilities		Sales ratios	
Total assessments		1,970,050	Water	Well	Cost/sale :	1.3402
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		1,970,050	Gas	None	Assmt/sale:	.9381

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	2.880	7,500	21,600		21,600	15,120
Residual		125,453					
4.880 acres		Total land value		771,600		540,120	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	98	Other		
Exterior Walls	06	Brick		
Roof Material	02	Slate	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	4
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	07	Hydro Air	Family Rooms	1
Fuel	01	Oil	Full Baths	6
Attic	01	Fully Finished	Half Baths	1
Grade	63	AA+	Addtn'l fixtures	6
Garage	24	Attached 4 car	Whirlpools	2
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	# Living Units	1
Bsmt Fin Qual	01	Unfinished	M/F stacks	1
Air Condition	01	Central Air	W/B stacks	4
Interior Cond	05	Good	W/B openings	6
Exterior Cond	05	Good	Actual Year Built: 2004	

Building Valuation Summary

		Area	
Dwelling	Masonry 2 story w/bsmt	3,379	764,450
Basement	Full with walk		
Heating	Yes A/C Yes		20,710
Plumbing	6 F/B 1 H/B 6 Add'l fix. 2 Wh/p Saunas		36,500
Attic	Fully Finished Attic size: 925		27,251
Additions			466,265
Other Features	WB Stks M Stks		35,000
Sub-Total			1,350,176
Grade	AA+	Factor 2.0000	2,700,352
CDU	C&D Factor 1.00		2,700,352
Depreciation	25 %		2,025,264
	Computed cost value @ 70%		1,417,685

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	1,254	56,182
G Garages	FSF Full-story fin o/gar	750	50,238
P Porches, Patios, Decks	MOFF Masonry open first f	456	31,116
P Porches, Patios, Decks	TERR Terrace	1,140	45,297
L Living Area	BSMT Basement addition	441	8,127
L Living Area	MAFF Masonry first floor	441	52,335
L Living Area	AIR Air conditioning	441	1,341
L Living Area	BSMT Basement addition	1,210	22,298
L Living Area	MAFF Masonry first floor	1,210	143,594
L Living Area	AIR Air conditioning	1,210	3,678
L Living Area	FRUF Frame upper full	440	36,841
L Living Area	AIR Air conditioning	440	1,338
P Porches, Patios, Decks	MOFF Masonry open first f	170	11,600
L Living Area	AIR Air conditioning	750	2,280

Total additions 466,265

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	26	624	55.95		C	34,913	50	17,500
Block Detach Garage									
Value at 70%	12,250		Value at 100%		17,500				

