

Property at 00225 DEERCLIFF ROAD

Prop ID 2090225

Printed 05-Jun-2025 8:38 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: AQUILINA STEFANIE DEE TTEE &
 Second name: AQUILINA EDWARD OSBOURNE TTE
 Address: 35 EAST MAIN STREET STE 310
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map:
 Lot: 2090225 Neigh.: Zone: RU2A Vol: 795 Page: 505

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	525,000
Resident Dwelling	1.00	1,372,280
Resident Outbldg	2.00	122,500

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Jul-2024
 Sale price: 3,100,000
 Sale valid:

Values

Mkt value :
 Cost value: 2,916,157

Summary

Total assessments	2,041,310
Total exemptions	
Net assessment	2,041,310

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9407
 Mkt/sale :
 Assmt/sale: .6585

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	4.100	7,500	30,750		30,750	21,525
Residual		178,596					

6.100 acres

Total land value

780,750

546,525

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Garage cars	5
Floors	01	Hardwood	Bedrooms	4
Heating System	07	Hydro Air	Family Rooms	1
Fuel	07	Propane Gas	Full Baths	6
Attic	01	Fully Finished	Half Baths	3
Grade	63	AA+	Addtn'l fixtures	7
Garage	24	Attached 4 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	01	Unfinished	M/F stacks	2
Air Condition	01	Central Air	W/B stacks	2
Interior Cond	06	Very Good	W/B openings	
Exterior Cond	06	Very Good	Actual Year Built: 2009	

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area	
Basement	Full		4,173	927,080
Heating	Yes	A/C Yes		25,080
Plumbing	6 F/B	3 H/B	7 Add'l fix.	1 Wh/p Saunas
Attic	Fully Finished		Attic size: 384	15,953
Additions				201,133
Other Features		WB Stks M Stks		14,500

Sub-Total		1,225,246
Grade	AA+	Factor 2.0000
CDU	C&D Factor 1.00	2,450,492
Depreciation	20 %	1,960,394
	Computed cost value @ 70%	1,372,276

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	693	31,048
P Porches, Patios, Decks	CNPY Canopy	180	3,815
G Garages	FRL Attached frame GT 65	1,079	48,341
G Garages	FSF Full-story fin o/gar	684	45,817
L Living Area	AIR Air conditioning	684	2,079
P Porches, Patios, Decks	FOFF Frame open first flo	45	2,742
L Living Area	FRUF Frame upper full	45	3,768
L Living Area	FRFF Frame first floor	26	2,977
P Porches, Patios, Decks	TERR Terrace	288	11,443
P Porches, Patios, Decks	BPAT Brick/flagstone pati	1,200	27,365
L Living Area	FRFF Frame first floor	32	3,663
P Porches, Patios, Decks	BPAT Brick/flagstone pati	266	6,066
P Porches, Patios, Decks	FOFF Frame open first flo	152	9,261
L Living Area	FRFF Frame first floor	24	2,748

Total additions 201,133

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	24	52	1,248	86.85	2025	A	168,003	50	84,000
RPH Res. Pool House			928	126.5	2025	A	182,030	50	91,000

Value at 70% 122,500

Value at 100% 175,000

