

Property at 00260 DEERCLIFF ROAD

Prop ID 2090260

Printed 06-Feb-2024 10:39 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: WU ZHENZHEN & YANG TENG  
 Second name:  
 Address: 260 DEERCLIFF ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 027 Clerk map:  
 Lot: 2090260 Neigh.: Zone: RU2A Vol: 594 Page: 925

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | 2.00 | 175,000 |
| Resident Dwelling | 1.00 | 300,350 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 10-Aug-2009  
 Sale price: 489,000  
 Sale valid: 14

## Values

Mkt value :  
 Cost value: 683,200

## Summary

| Total assessments | 478,240 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 478,240 |

## Utilities

| Water | Well   |
|-------|--------|
| Sewer | Septic |
| Gas   | None   |

## Sales ratios

Cost/sale : 1.3971  
 Mkt/sale :  
 Assmt/sale: .9780

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | 2.000      | 250,000 | 250,000 |      |      | 250,000 | 175,000   |
| Primary Site |     | 87,120     |         |         |      |      |         |           |
| RES          | 12  | .550       | 7,500   | 4,125   |      |      | 4,125   | 2,888     |
| Residual     |     | 23,958     |         |         |      |      |         |           |

2.550 acres

Total land value

254,125

177,888

## Building Valuation Summary

| Dwelling       | Frame          | 2 story w/bsmt | Area         | 317,800 |
|----------------|----------------|----------------|--------------|---------|
| Basement       | Full with walk |                | 1,274        |         |
| Heating        | Yes            | A/C Yes        |              | 9,110   |
| Plumbing       | 2 F/B          | 1 H/B          | 1 Add'l fix. | 1 Wh/p  |
| Attic          | None           |                | Attic size:  | Saunas  |
| Additions      |                |                |              | 96,765  |
| Other Features | WB Stks        | RR             |              | 18,873  |

|              |                           |               |
|--------------|---------------------------|---------------|
| Sub-Total    |                           | 454,048       |
| Grade        | B+                        | Factor 1.3500 |
| CDU          | C&D Factor 1.00           | 612,965       |
| Depreciation | 30 %                      | 429,076       |
|              | Computed cost value @ 70% | 300,353       |

## Building additions

| Category                 | Type                     | Area | Value  |
|--------------------------|--------------------------|------|--------|
| G Garages                | FR Attached frame LE 65  | 636  | 27,528 |
| G Garages                | FSF Full-story fin o/gar | 594  | 39,788 |
| L Living Area            | AIR Air conditioning     | 594  | 1,806  |
| L Living Area            | BSMT Basement addition   | 84   | 1,548  |
| L Living Area            | FRFF Frame first floor   | 84   | 9,616  |
| L Living Area            | AIR Air conditioning     | 84   | 255    |
| P Porches, Patios, Decks | DECK Wood deck           | 488  | 12,927 |
| L Living Area            | OVER Frame Overhang      | 16   | 1,465  |
| L Living Area            | OVER Frame Overhang      | 10   | 916    |
| L Living Area            | OVER Frame Overhang      | 10   | 916    |

Total additions 96,765

## 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 8           |
| Interior Walls | 02   | Drywall          | Garage cars 2           |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms 3              |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |
| Fuel           | 01   | Oil              | Family Rooms 1          |
| Attic          | 99   | None             | Dormer linear f         |
| Grade          | 43   | B+               | Full Baths 2            |
| Garage         | 22   | Attached 2 car   | Masonry trim sf         |
| Area Over Gar. | 01   | Fully Finished   | Half Baths 1            |
| Basement       | 04   | Full with walk-o | Finish bsmt sz          |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addtn'l fixtures 1      |
| Air Condition  | 01   | Central Air      | Rec Room Size 384       |
| Interior Cond  | 05   | Good             | Whirlpools 1            |
| Exterior Cond  | 05   | Good             | Living area 3,262       |
|                |      |                  | # Living Units          |
|                |      |                  | M/F stacks              |
|                |      |                  | W/B stacks 1            |
|                |      |                  | W/B openings 2          |
|                |      |                  | Actual Year Built: 1996 |

