

Property at 00376 DEERCLIFF ROAD

LOT1

Prop ID 2090376

Printed 05-Feb-2025 8:35 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GUDIMETLA GANGA BHAVANI
 Second name:
 Address: 44 AVONWOOD RD #314
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map: 16 016
 Lot: 2090376 Neigh.: Zone: RU2A Vol: 798 Page: 196

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	175,000
Resident Outbldg	2.00	2,380
Resident Excess	.22	1,140

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 28-Oct-2024
 Sale price: 125,000
 Sale valid: 7

Values

Mkt value :
 Cost value: 255,029

Summary

Total assessments	178,520
Total exemptions	
Net assessment	178,520

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.0402
 Mkt/sale :
 Assmt/sale: 1.4282

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	.217	7,500	1,628		1,628	1,140
Residual		9,453					

2.217 acres

Total land value

251,628

176,140

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Bedrooms	4
Floors	Unknown		Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	02	Unfinished	Addtn'l fixtures	
Grade	33	C+	Whirlpools	1,630
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1807	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	720	209,610
Basement	Full			
Heating	Yes	A/C Yes		6,060
Plumbing	2 F/B	H/B Add'l fix.	Wh/p Saunas	5,000
Attic	Unfinished	Attic size: 720		11,060
Additions				31,545
Other Features	WB Stks			6,750

Sub-Total		270,025
Grade	C+	Factor 1.0800
CDU	C&D Factor 1.00	291,627
Depreciation	35 %	189,558
	Computed cost value @ 70%	132,691

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	150	17,172
L Living Area	BSMT Basement addition	150	2,764
L Living Area	FRFF Frame first floor	60	6,869
P Porches, Patios, Decks	UTIL Utility building	150	4,284
L Living Area	AIR Air conditioning	150	456

Total additions 31,545

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	40	960	55.95		C	53,712	95	2,700
Block Detach Garage									
RS1 Frame	20	22	440	30.00		C	13,200	95	700
Utility Shed									
			1						
Value at 70%			2,380				Value at 100%		3,400

