

Property at 00385 DEERCLIFF ROAD

Prop ID 2090385

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Administrative Information

Owner name: AVON HOME LLC
 Second name: C/O ROGIN NASSAU LLC
 Address: 185 ASYLUM STREET
 City/state: HARTFORD CT Zip: 06103

Location Information

Map: 032 Clerk map: 07 049
 Lot: 2090385 Neigh.: Zone: RU2A Vol: 740 Page: 991

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	525,000
Resident Dwelling	1.00	1,180,070
Resident Outbldg	2.00	68,810

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-May-2020
 Sale price: 2,100,000
 Sale valid:

Values

Mkt value :
 Cost value: 2,549,143

Summary

Total assessments	1,784,400
Total exemptions	
Net assessment	1,784,400

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2139
 Mkt/sale :
 Assmt/sale: .8497

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	2.004	7,500	15,030			15,030	10,521
Residual		87,294						

4.004 acres

Total land value

765,030

535,521

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		3,789	808,970
Heating	Yes	A/C Yes		22,960
Plumbing	6 F/B	2 H/B 4 Add'l fix.	1 Wh/p	Saunas 36,500
Attic	None	Attic size:		
Additions				106,991
Other Features	Mason Trim WB Stks	RR		78,216

Sub-Total		1,053,637
Grade	AA+	Factor 2.0000 2,107,274
CDU	C&D Factor 1.00	2,107,274
Depreciation	20 %	1,685,819
	Computed cost value @ 70%	1,180,073

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	776	34,766
G Garages	FSF Full-story fin o/gar	600	40,190
L Living Area	AIR Air conditioning	600	1,824
P Porches, Patios, Decks	FOFF Frame open first flo	75	4,569
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
P Porches, Patios, Decks	BPAT Brick/flagstone pati	900	20,524

Total additions 106,991

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	03	Wood Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	07	Hydro Air		
Fuel	01	Oil		
Attic	99	None		
Grade	63	AA+		
Garage	22	Attached 2 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good		

Actual Year Built: 2006

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con			854	55.95	2006	A	74,061	50	37,000
Block Detach Garage									
RP5 Pool w/ Gunite	20	44	880	110.5	2008	B	122,578	50	61,300
Value at 70%			68,810				Value at 100%		98,300

