

Property at 00395 DEERCLIFF ROAD

Prop ID 2090395

Printed 06-Feb-2024 10:42 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SANTILLI VALERIE R
 Second name:
 Address: 395 DEERCLIFF ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map: 07 049
 Lot: 2090395 Neigh.: Zone: Vol: 668 Page: 103

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	525,000
Resident Dwelling	1.00	1,770,410
Resident Outbldg	1.00	59,990

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 17-Oct-2013
 Sale price: 4,750,000
 Sale valid:

Values

Mkt value :
 Cost value: 3,372,914

Summary

Total assessments	2,361,040
Total exemptions	
Net assessment	2,361,040

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7101
 Mkt/sale :
 Assmt/sale: .4971

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	1.074	7,500	8,055		8,055	5,639
Residual		46,783					

3.074 acres

Total land value

758,055

530,639

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	05	Stucco		
Roof Material	02	Slate		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	08	Geothermal		
Fuel	07	Propane Gas		
Attic	02	Unfinished		
Grade	63	AA+		
Garage	24	Attached 4 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: 2011

Building Valuation Summary

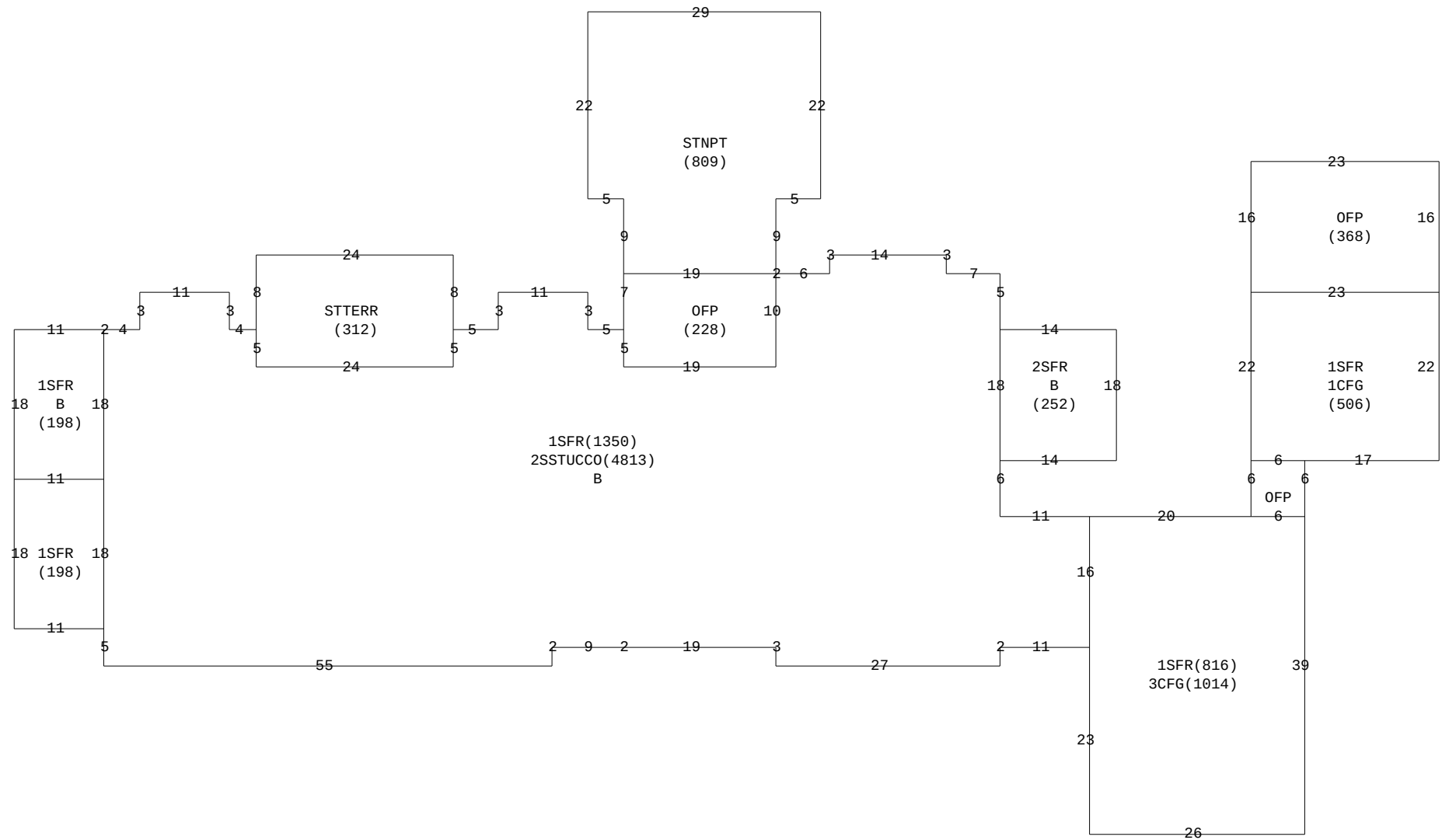
Dwelling	Frame	2 story w/bsmt				Area	4,813	1,008,950	
Basement	Full								
Heating	No	A/C Yes						28,600	
Plumbing	5 F/B	3 H/B	5	Add'l fix.	Wh/p	Saunas		33,000	
Attic	Unfinished	Attic size: 960						13,473	
Additions								309,545	
Other Features	WB Stks		RR						94,168
Sub-Total								1,487,736	
Grade	AA+	Factor		2.0000					2,975,472
CDU		C&D	Factor	1.00					2,975,472
Depreciation				15 %					2,529,151
				Computed cost value @ 70%				1,770,406	

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,014	45,429
G Garages	FSF Full-story fin o/gar	816	54,659
L Living Area	AIR Air conditioning	816	2,481
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
G Garages	FR Attached frame LE 65	506	22,456
L Living Area	UATT Unfinished attic	506	8,858
P Porches, Patios, Decks	FOFF Frame open first flo	368	22,421
P Porches, Patios, Decks	FOFF Frame open first flo	228	13,891
P Porches, Patios, Decks	TERR Terrace	312	12,397
P Porches, Patios, Decks	BPAT Brick/flagstone pati	809	18,448
L Living Area	BSMT Basement addition	252	4,644
L Living Area	FRFF Frame first floor	252	28,849
L Living Area	FRUF Frame upper full	252	21,100
L Living Area	AIR Air conditioning	504	1,532
L Living Area	BSMT Basement addition	198	3,649
L Living Area	FRFF Frame first floor	198	22,667
L Living Area	AIR Air conditioning	198	602
L Living Area	FRFF Frame first floor	198	22,667
L Living Area	AIR Air conditioning	198	602
Total additions			309,545

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	50	1,000	110.5	2012	A	171,353	50	85,700
Value at 70%			59,990	Value at 100%			85,700		



\$1,600,000 SALE FOR 11.21 ACS
REVISED ACREAGE T/C MAP #07/49 FROM 3.2 TO 3.074 ACS