

Property at 00405 DEERCLIFF ROAD

Prop ID 2090405

Printed 22-Apr-2025 4:03 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TRASK JAMES L
 Second name:
 Address: 405 DEERCLIFF ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map: 07 049
 Lot: 2090405 Neigh.: Zone: RU2A Vol: 802 Page: 166

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	525,000
Resident Dwelling	1.00	1,227,410
Resident Outbldg	1.00	26,530

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Apr-2025
 Sale price: 2,525,000
 Sale valid:

Values

Mkt value :
 Cost value: 2,549,329

Summary

Total assessments	1,784,530
Total exemptions	
Net assessment	1,784,530

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0096
 Mkt/sale :
 Assmt/sale: .7067

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	2.130	7,500	15,975	.50		7,988	5,592
Residual		92,783						

4.130 acres

Total land value

757,988

530,592

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	02	Slate		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	07	Hydro Air		
Fuel	07	Propane Gas		
Attic	01	Fully Finished		
Grade	63	AA+		
Garage	24	Attached 4 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2008

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	3,823	815,610
Basement	Full				
Heating	Yes	A/C Yes			23,150
Plumbing	6 F/B	2 H/B	6 Add'l fix.	1 Wh/p	Saunas 37,500
Attic	Fully Finished		Attic size: 800		24,640
Additions					165,498
Other Features		WB Stks			29,500

Sub-Total				1,095,898
Grade	AA+	Factor	2.0000	2,191,796
CDU		C&D Factor	1.00	2,191,796
Depreciation		20 %		1,753,437
		Computed cost value @ 70%		1,227,406

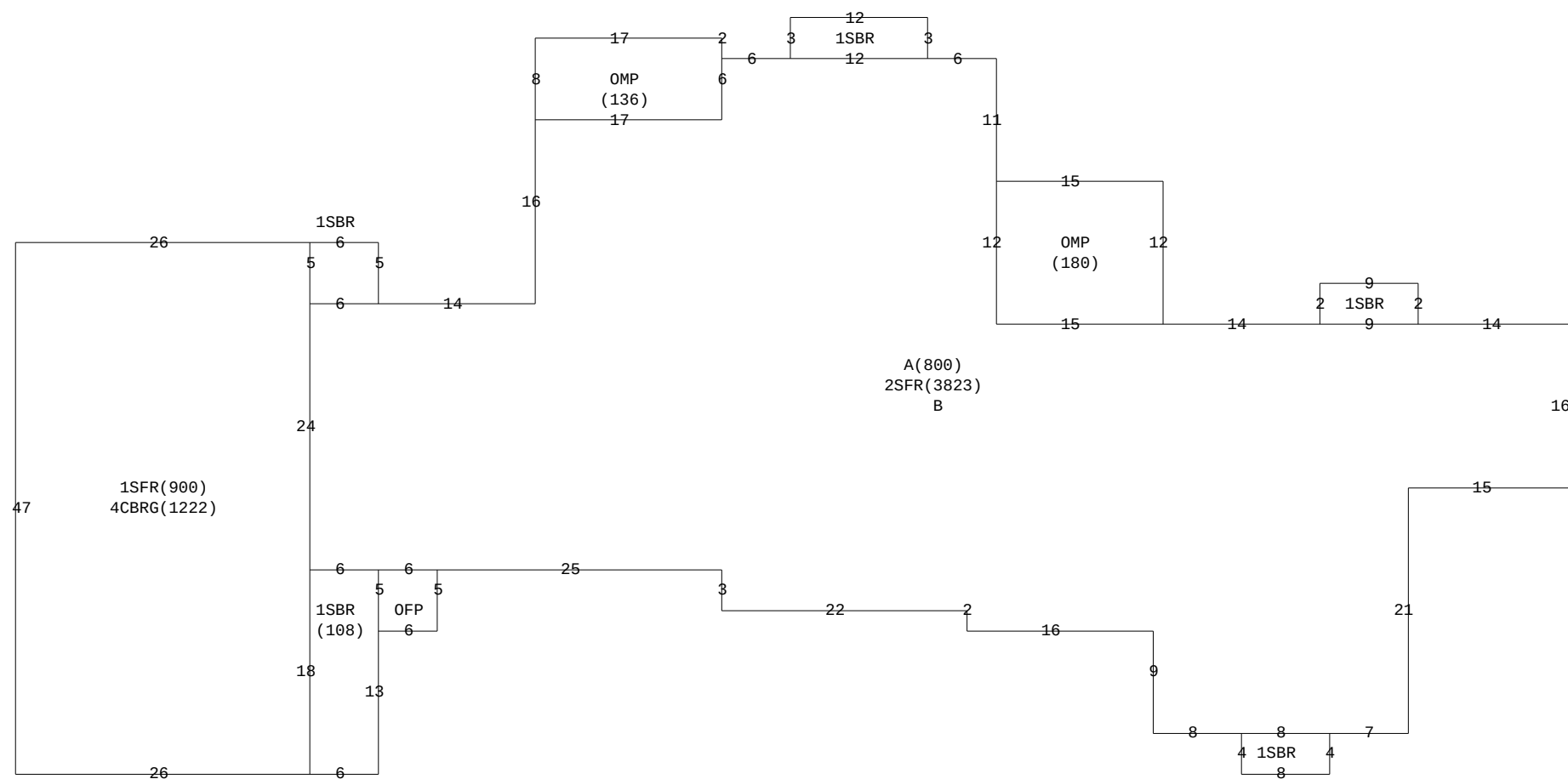
Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,222	54,748
G Garages	FSF Full-story fin o/gar	900	60,286
L Living Area	AIR Air conditioning	900	2,736
L Living Area	MAFF Masonry first floor	108	12,817
L Living Area	AIR Air conditioning	108	328
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
L Living Area	MAFF Masonry first floor	30	3,560
P Porches, Patios, Decks	FOFF Frame open first flo	136	8,286
L Living Area	FRFF Frame first floor	36	4,121
P Porches, Patios, Decks	FOFF Frame open first flo	180	10,967
L Living Area	FRFF Frame first floor	18	2,061
L Living Area	FRFF Frame first floor	32	3,663
L Living Area	AIR Air conditioning	32	97

Total additions 165,498

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	34	544	110.5	2008	B	75,775	50	37,900
Value at 70%			26,530				Value at 100%		37,900



SPLIT FROM 395 DEERCLIFF ROAD
REVISED ACREAGE T/C MAP #07/49 FROM 4.004 TO 4.130 ACS