

Property at 00408 DEERCLIFF ROAD

Prop ID 2090408

Printed 18-Jun-2026 11:55 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CRAIG JAMES TRUSTEE
 Second name: ENG RENEE K TRUSTEE
 Address: 408 DEERCLIFF ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map: 14 028
 Lot: 2090408 Neigh.: Zone: RU2A Vol: 815 Page: 454

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	175,000
Resident Dwelling	1.00	476,530
Resident Outbldg	4.00	25,970

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Jun-2024
 Sale price: 1,310,000
 Sale valid:

Values

Mkt value :
 Cost value: 979,143

Summary

Total assessments	685,400
Total exemptions	
Net assessment	685,400

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7474
 Mkt/sale :
 Assmt/sale: .5232

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	1.504	7,500	11,280			11,280	7,896
Residual		65,514						

3.504 acres

Total land value

261,280

182,896

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	02	Rec Room w/o air		
Air Condition	01	Central Air		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good		

Actual Year Built: 1957

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				900	244,760
Basement	Full						
Heating	Yes	A/C Yes					7,050
Plumbing	3 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas		14,500
Attic	None			Attic size:			
Additions							293,541
Other Features		WB Stks	RR				27,011
Sub-Total							586,862
Grade	A-		Factor 1.4500				850,950
CDU			C&D Factor 1.00				850,950
Depreciation			20 %				680,760
Computed cost value @ 70%							476,532

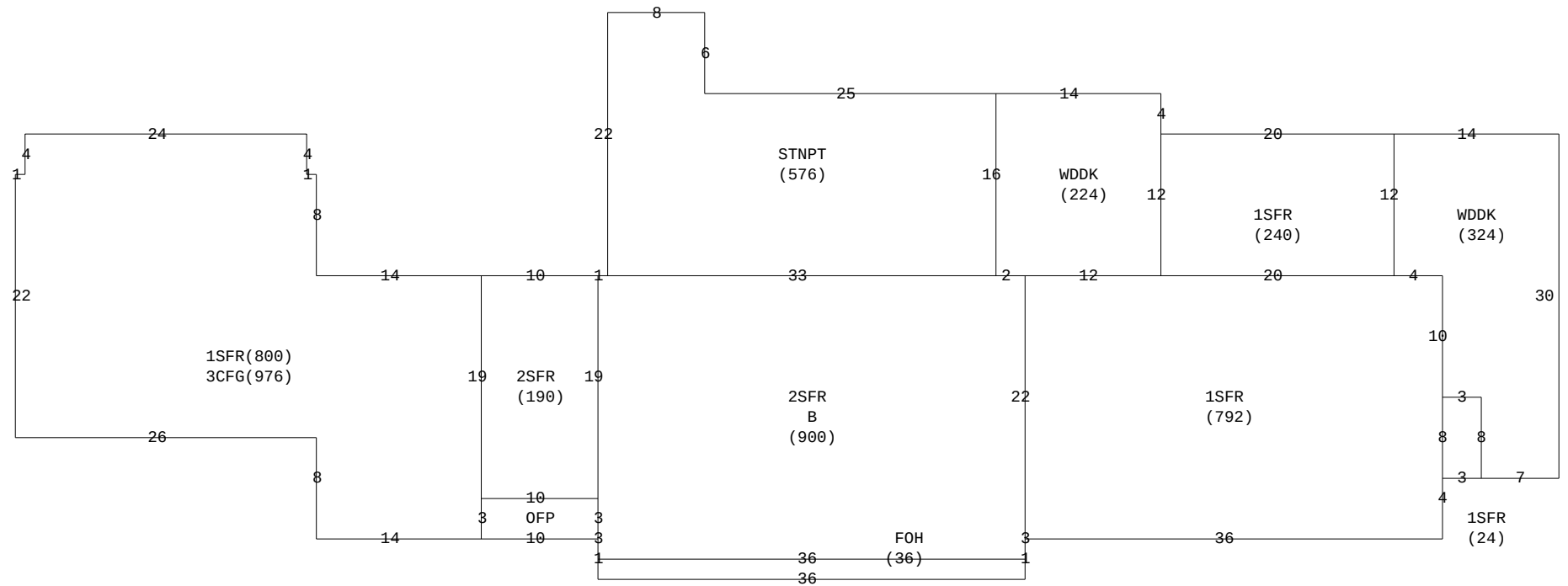
Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	976	43,727
G Garages	FSF Full-story fin o/gar	800	53,587
P Porches, Patios, Decks	BPAT Brick/flagstone pati	576	13,135
L Living Area	FRFF Frame first floor	792	90,669
L Living Area	FRFF Frame first floor	240	27,475
P Porches, Patios, Decks	DECK Wood deck	324	8,583
L Living Area	FRFF Frame first floor	24	2,748
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	FRFF Frame first floor	190	21,751
L Living Area	FRUF Frame upper full	190	15,909
L Living Area	AIR Air conditioning	800	2,432
L Living Area	AIR Air conditioning	792	2,408
L Living Area	AIR Air conditioning	240	730
L Living Area	AIR Air conditioning	190	578
L Living Area	AIR Air conditioning	190	578
P Porches, Patios, Decks	DECK Wood deck	224	5,934

Total additions 293,541

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	24	20	480	37.75		B	22,831	50	11,400
RS1 Frame Utility Shed	6	10	60	30.00		B	2,268	50	1,100
AB2 Flat barn	16	60	960	37.75		B	45,662	50	22,800
RS1 Frame Utility Shed	16	6	96	30.00		B	3,629	50	1,800
Value at 70%			25,970				Value at 100%		37,100



54 HENDERSON (6.763 ACS.) SPLIT OFF 8-6-14
CRAIG ENG LIVING TRUST DTD 5-20-26 V815 P454 6-8-26