

Property at 00440 DEERCLIFF ROAD

Prop ID 2090440

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Administrative Information

Owner name: PAVANO JOSEPH E III &
 Second name: ANN K H TRUSTEES
 Address: 440 DEERCLIFF ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 2090440 Neigh.: Zone: RU2A Vol: 723 Page: 097

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	175,000
Resident Dwelling	1.00	417,970
Resident Outbldg	2.00	27,090

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Nov-2000
 Sale price: 525,000
 Sale valid:

Values

Mkt value :
 Cost value: 885,871

Summary

Total assessments	620,110	
Total exemptions		
Net assessment	620,110	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.6874
 Mkt/sale :
 Assmt/sale: 1.1812

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	.010	7,500	75			75	53
Residual		436						

2.010 acres

Total land value

250,075

175,053

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	40	B		
Garage	23	Attached 3 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	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1989

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	271,710
Basement	Full		1,038	
Heating	Yes	A/C Yes		7,810
Plumbing	4 F/B	2 H/B 7 Add'l fix.	1 Wh/p	28,000
Attic	None	Attic size:		
Additions				449,268
Other Features	Mason Trim	WB Stks	RR	33,036
Sub-Total				789,824
Grade	B	Factor 1.2600		995,178
CDU		C&D Factor 1.00		995,178
Depreciation		40 %		597,107
Computed cost value @ 70%				417,975

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	440	50,372
L Living Area	FRUF Frame upper full	440	36,841
L Living Area	FRFF Frame first floor	117	13,394
L Living Area	BSMT Basement addition	117	2,156
L Living Area	OVER Frame Overhang	22	2,015
L Living Area	FRFF Frame first floor	240	27,475
P Porches, Patios, Decks	DECK Wood deck	932	24,689
L Living Area	FRFF Frame first floor	416	47,624
L Living Area	FRUF Frame upper full	416	34,832
L Living Area	BSMT Basement addition	416	7,666
L Living Area	FRFF Frame first floor	594	68,002
L Living Area	BSMT Basement addition	594	10,946
L Living Area	OVER Frame Overhang	8	733
G Garages	FR Attached frame LE 65	352	16,447
G Garages	FRL Attached frame GT 65	744	33,333
L Living Area	FRUF Frame upper full	744	62,295
L Living Area	AIR Air conditioning	3,437	10,448

Total additions 449,268

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	36	648	110.5	1999	C	71,636	50	35,800
RS1 Frame Utility Shed	12	16	192	30.00	2007	C	5,760	50	2,900
Value at 70%				27,090	Value at 100%				38,700

