

Property at 00474 DEERCLIFF ROAD

Prop ID 2090474

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Administrative Information

Owner name: TABORA MICHELLE
 Second name:
 Address: 474 DEERCLIFF ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 2090474 Neigh.: Zone: RU2A Vol: 626 Page: 82

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Jun-2011
Resident Land	2.00	175,000				Sale price: 340,000
Resident Dwelling	1.00	160,160				Sale valid:
Resident Outbldg	1.00	14,070				Values
Resident Excess	.11	580				Mkt value :
						Cost value: 499,729
Summary			Utilities		Sales ratios	
Total assessments		349,810	Water	Well		Cost/sale : 1.4698
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		349,810	Gas	None		Assmt/sale: 1.0289

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	.110	7,500	825			825	578
Residual		4,792						
2.110 acres		Total land value		250,825			175,578	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	05	Electric B/B	Full Baths	2
Fuel	03	Electric	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	32	Detached 2 car	Saunas	1
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1961	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,140	196,520
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	1 Saunas	8,000
Attic	None	Attic size:			
Additions					112,147
Other Features		WB Stks			9,250
Sub-Total					325,917
Grade	C+	Factor 1.0800			351,990
CDU		C&D Factor 1.00			351,990
Depreciation		35 %			228,794
		Computed cost value @ 70%			160,156

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	210	20,026
L Living Area	FRFF Frame first floor	330	37,779
P Porches, Patios, Decks	F0FF Frame open first flo	95	5,788
L Living Area	FRFF Frame first floor	374	42,816
L Living Area	OVER Frame Overhang	21	1,923
P Porches, Patios, Decks	DECK Wood deck	144	3,815
Total additions			112,147

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	30	24	720	55.95		C	40,284	50	20,100
Block Detach Garage									
Value at 70%		14,070	Value at 100%		20,100				

