

Property at 00477 DEERCLIFF ROAD

Prop ID 2090477

Printed 06-Feb-2024 10:43 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: RASHID ZAFAR AND
 Second name: HARRISON SUSAN R
 Address: 477 DEERCLIFF ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map: 13 037
 Lot: 2090477 Neigh.: Zone: RU2A Vol: 516 Page: 016

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	525,000
Resident Dwelling	1.00	587,640

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Feb-2005
 Sale price: 1,013,500
 Sale valid: Y

Values

Mkt value :
 Cost value: 1,603,471

Summary

Total assessments	1,122,430
Total exemptions	
Net assessment	1,122,430

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.5821
 Mkt/sale :
 Assmt/sale: 1.1075

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	1.865	7,500	13,988		13,988	9,792
Residual		81,239					
		3.865 acres		Total land value		763,988	534,792

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	07	Hydro Air	Family Rooms	1
Fuel	01	Oil	Full Baths	4
Attic	99	None	Half Baths	2
Grade	50	A	Addtn'l fixtures	2
Garage	24	Attached 4 car	Whirlpools	1
Area Over Gar.	99	None	Saunas	
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	05	Living Area W/ A	M/F stacks	
Air Condition	01	Central Air	W/B stacks	2
Interior Cond	05	Good	W/B openings	3
Exterior Cond	05	Good	Actual Year Built: 1973	

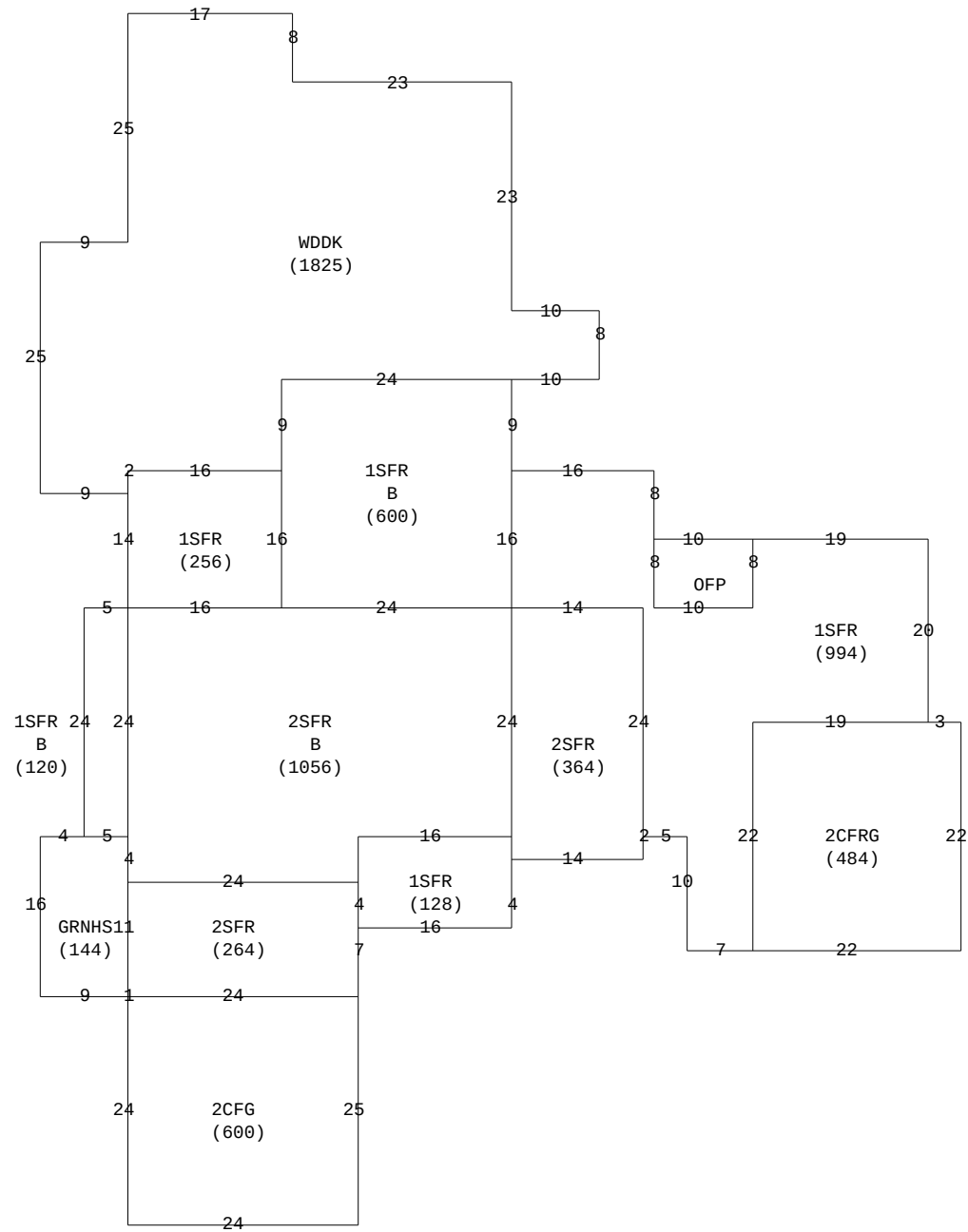
Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	275,230
Basement	Full		1,056	
Heating	Yes	A/C Yes		7,910
Plumbing	4 F/B	2 H/B 2 Add'l fix.	1 Wh/p	25,500
Attic	None	Attic size:		
Additions				487,707
Other Features	Mason Trim WB Stks	RR		36,886

Sub-Total	833,233
Grade A	
CDU	
Depreciation	
Factor 1.5500	1,291,511
C&D Factor 1.00	1,291,511
35 %	839,482
Computed cost value @ 70%	587,637

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,084	48,565
L Living Area	FRFF Frame first floor	264	30,223
L Living Area	FRUF Frame upper full	264	22,105
L Living Area	AIR Air conditioning	528	1,605
L Living Area	FRFF Frame first floor	128	14,654
L Living Area	AIR Air conditioning	128	389
P Porches, Patios, Decks	FEFF Frame enclosed first	144	13,732
L Living Area	BSMT Basement addition	120	2,211
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	AIR Air conditioning	120	365
L Living Area	FRFF Frame first floor	256	29,307
L Living Area	AIR Air conditioning	256	778
L Living Area	FRFF Frame first floor	600	68,689
L Living Area	AIR Air conditioning	600	1,824
L Living Area	FRFF Frame first floor	364	41,671
L Living Area	FRUF Frame upper full	364	30,478
L Living Area	AIR Air conditioning	728	2,213
L Living Area	FRFF Frame first floor	994	113,794
L Living Area	AIR Air conditioning	994	3,022
P Porches, Patios, Decks	DECK Wood deck	1,825	48,344
		Total additions	487,707



.775 ACS. CONVEYED FROM 471 DEERCLIFF RD 5-6-13 V 660 P 438 \$12,000