

Property at 00485 DEERCLIFF ROAD

Prop ID 2090485

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

Administrative Information

Owner name: LALLY DAVID R & ASHTON W
 Second name:
 Address: 485 DEERCLIFF ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 2090485 Neigh.: Zone: RU2A Vol: 732 Page: 273

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 09-Sep-2019
Resident Land	2.00	525,000				Sale price: 2,300,000
Resident Dwelling	1.00	1,118,640				Sale valid:
Resident Outbldg	3.00	132,440				Values
						Mkt value :
Resident Excess	1.40	7,350				Cost value: 2,547,757
Summary			Utilities		Sales ratios	
Total assessments		1,783,430	Water	Well		Cost/sale : 1.1077
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		1,783,430	Gas	None		Assmt/sale: .7754

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	1.400	7,500	10,500			10,500	7,350
Residual		60,984						
		3.400 acres		Total land value			760,500	532,350

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	18	Cottage		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	07	Hydro Air	Family Rooms	1
Fuel	07	Propane Gas	Full Baths	5
Attic	99	None	Half Baths	3
Grade	63	AA+	Addn'l fixtures	4
Garage	23	Attached 3 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	# Living Units	1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	2
Interior Cond	06	Very Good	W/B openings	4
Exterior Cond	06	Very Good	Actual Year Built: 2012	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	573,250
Basement	Full with walk		2,582	
Heating	Yes	A/C Yes		16,320
Plumbing	5 F/B	3 H/B	4 Add'l fix.	32,500
Attic	None		Wh/p	
Additions			Saunas	
Other Features	Mason Trim	WB Stks	RR	
				221,427
				96,537
Sub-Total				940,034
Grade	AA+	Factor 2.0000		1,880,068
CDU		C&D Factor 1.00		1,880,068
Depreciation		15 %		1,598,058
Computed cost value @ 70%				1,118,641

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,106	49,551
G Garages	FSF Full-story fin o/gar	850	56,936
P Porches, Patios, Decks	FOFF Frame open first flo	1,816	110,642
P Porches, Patios, Decks	UTIL Utility building	60	1,714
L Living Area	AIR Air conditioning	850	2,584
Total additions			221,427

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
C70 Cabin	16	16	256	126.5		C	32,397	50	16,200
RP5 Pool w/ Gunite	28	42	1,176	110.5	2012	A	201,511	50	100,800
RG1 Frame or Con Block Detach Garage			1,666	55.95	2012	A	144,480	50	72,200
Value at 70%		132,440	Value at 100%		189,200				

