

Property at 00486 DEERCLIFF ROAD

Prop ID 2090486

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Administrative Information

Owner name: SPROUL CONNOR &
 Second name: COCHRAN CELIA
 Address: 486 DEERCLIFF ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 2090486 Neigh.: Zone: RU2A Vol: 813 Page: 117

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 23-Mar-2026
Resident Land	2.00	175,000				Sale price: 642,500
Resident Dwelling	1.00	179,930				Sale valid:
Resident Outbldg	1.00	4,340				Values
						Mkt value :
Resident Excess	.09	470				Cost value: 513,914
Summary			Utilities		Sales ratios	
Total assessments		359,740	Water	Well		Cost/sale : .7999
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		359,740	Gas	None		Assmt/sale: .5599

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	.090	7,500	675			675	473
Residual		3,920						
2.090 acres		Total land value		250,675			175,473	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	2,272
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1947	

Building Valuation Summary

		Area			
Dwelling	Frame	1 1/2 story w/bsmt	810	198,100	
Basement	Full				
Heating	Yes	A/C Yes		5,720	
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions				173,127	
Other Features		WB Stks		13,500	
Sub-Total				395,447	
Grade	C	Factor 1.0000		395,447	
CDU		C&D Factor 1.00		395,447	
Depreciation		35 %		257,041	
Computed cost value @ 70%				179,929	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	143	8,712
P Porches, Patios, Decks	DECK Wood deck	504	13,351
L Living Area	FRFF Frame first floor	429	49,112
L Living Area	FRFF Frame first floor	333	38,122
L Living Area	FATT Full finished attic	260	9,391
L Living Area	BSMT Basement addition	333	6,137
G Garages	FR Attached frame LE 65	505	22,417
P Porches, Patios, Decks	FOFF Frame open first flo	158	9,626
L Living Area	FRFF Frame first floor	110	12,593
L Living Area	BSMT Basement addition	110	2,027
L Living Area	AIR Air conditioning	539	1,639
Total additions			173,127

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame Utility Shed	16	26	416	30.00		C	12,480	50	6,200
Value at 70%		4,340	Value at 100%		6,200				

