

Property at 00494 DEERCLIFF ROAD

Prop ID 2090494

Printed 06-Feb-2024 10:44 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ABEDI MEHRAN AND
 Second name: VAZIRI HALEH
 Address: 494 DEERCLIFF ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 2090494 Neigh.: Zone: RU2A Vol: 576 Page: 197

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	175,000
Resident Outbldg	1.00	20,510
Resident Dwelling	1.00	364,350

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Jun-2008
 Sale price: 735,000
 Sale valid: 7

Values

Mkt value :
 Cost value: 805,500

Summary

Total assessments	563,850	
Total exemptions		
Net assessment	563,850	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0959
 Mkt/sale :
 Assmt/sale: .7671

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	.760	7,500	5,700			5,700	3,990
Residual		33,106						

2.760 acres

Total land value

255,700

178,990

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	07	Propane Gas		
Attic	99	None		
Grade	43	B+		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	04	Full with walk-o		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2008

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,060
Basement	Full with walk		276,010
Heating	Yes	A/C Yes	7,930
Plumbing	4 F/B	1 H/B	1 Add'l fix.
Attic	None	Attic size:	1 Wh/p
Additions			Saunas
Other Features			21,500
			143,426
			33,073

Sub-Total		481,939
Grade	B+	Factor 1.3500
CDU		C&D Factor 1.00
Depreciation		20 %
		Computed cost value @ 70%
		364,346

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	817	36,603
G Garages	FRL Attached frame GT 65	740	33,153
L Living Area	AIR Air conditioning	740	2,250
P Porches, Patios, Decks	DECK Wood deck	338	8,954
L Living Area	BSMT Basement addition	320	5,897
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	AIR Air conditioning	320	973
L Living Area	BSMT Basement addition	126	2,322
L Living Area	FRFF Frame first floor	126	14,425
L Living Area	AIR Air conditioning	126	383
L Living Area	OVER Frame Overhang	20	1,832

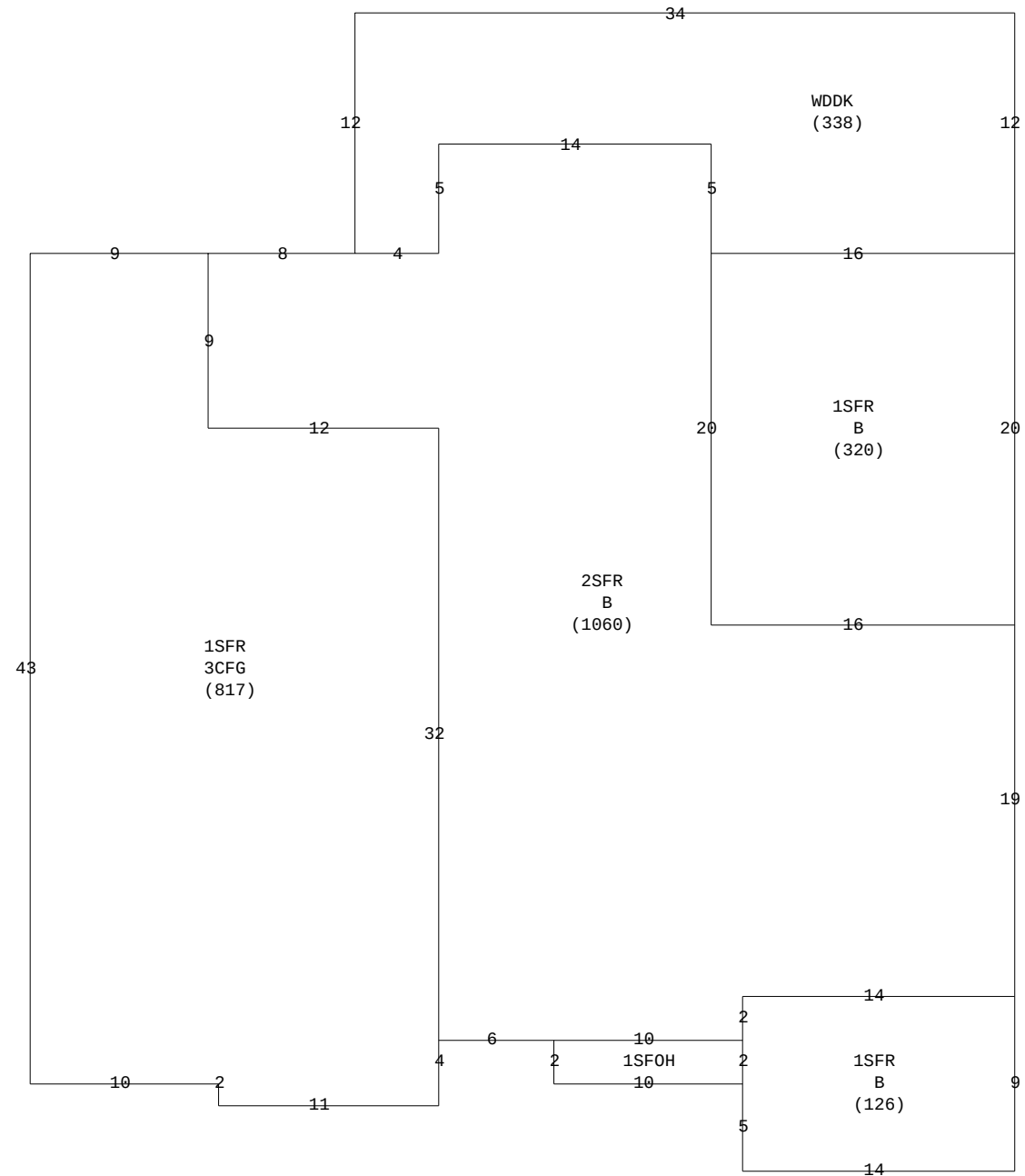
Total additions 143,426

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	22	36	792	74.05	2017	C	58,648	50	29,300

Value at 70% 20,510

Value at 100% 29,300



SPLIT FROM 500 DEERCLIFF ROAD - MAP FILED 10-18-05