

Property at 00519 DEERCLIFF ROAD

Prop ID 2090519

Printed 06-Feb-2024 10:45 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MATULANIEC MARIA
 Second name:
 Address: 519 DEERCLIFF ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 2090519 Neigh.: Zone: RU2A Vol: 348 Page: 360

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	525,000
Resident Dwelling	1.00	1,401,230

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-May-1998
 Sale price: 425,000
 Sale valid:

Values

Mkt value :
 Cost value: 2,775,014

Summary

Total assessments	1,942,510
Total exemptions	
Net assessment	1,942,510

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 6.5294
 Mkt/sale :
 Assmt/sale: 4.5706

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	3.100	7,500	23,250		23,250	16,275
Residual		135,036					

5.100 acres

Total land value

773,250

541,275

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	06	Brick		
Roof Material	02	Slate		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	07	Hydro Air		
Fuel	01	Oil		
Attic	99	None		
Grade	63	AA+		
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: 1999

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area	4,691	1,033,180
Basement	Full with walk				
Heating	Yes	A/C Yes			27,930
Plumbing	5 F/B	3 H/B	8 Add'l fix.	1 Wh/p	Saunas 37,000
Attic	None		Attic size:		
Additions					263,085
Other Features		WB Stks	RR		68,634
Sub-Total					1,429,829
Grade	AA+	Factor 2.0000			2,859,658
CDU		C&D Factor 1.00			2,859,658
Depreciation		30 %			2,001,761
Computed cost value @ 70%					1,401,233

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	1,335	59,811
G Garages	FSF Full-story fin o/gar	780	52,248
L Living Area	AIR Air conditioning	780	2,371
P Porches, Patios, Decks	FOFF Frame open first flo	210	12,794
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	AIR Air conditioning	72	219
P Porches, Patios, Decks	TERR Terrace	1,884	74,859
P Porches, Patios, Decks	MOFF Masonry open first f	88	6,005
L Living Area	MAUF Masonry upper full	88	7,870
P Porches, Patios, Decks	MOFF Masonry open first f	360	24,565
P Porches, Patios, Decks	MOFF Masonry open first f	98	6,687
L Living Area	MAUF Masonry upper full	98	8,764
L Living Area	AIR Air conditioning	98	298

Total additions 263,085

