

Property at 00535 DEERCLIFF ROAD

Prop ID 2090535

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

Administrative Information

Owner name: LANDRY JONATHAN P
 Second name:
 Address: 535 DEERCLIFF ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 2090535 Neigh.: Zone: RU2A Vol: 769 Page: 1120

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Dec-2021
Resident Land	2.00	525,000				Sale price: 875,000
Resident Dwelling	1.00	448,370				Sale valid:
Resident Outbldg	1.00	30,940				Values
						Mkt value :
Resident Excess	2.41	12,650				Cost value: 1,452,800
Summary			Utilities		Sales ratios	
Total assessments	1,016,960		Water	Well	Cost/sale :	1.6603
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	1,016,960		Gas	None	Assmt/sale:	1.1622

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	2.410	7,500	18,075			18,075	12,653
Residual		104,980						
4.410 acres				Total land value			768,075	537,653

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	05	Stucco		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	07	Propane Gas	Half Baths	1
Attic	04	Fully finished w	Addtn'l fixtures	5
Grade	53	A+	Whirlpools	2
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	02	Partial < half	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air	# Living Units 1	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1980	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	3,360	488,660
Basement	Partial < half			-2,770
Heating	Yes	A/C Yes		13,890
Plumbing	3 F/B	1 H/B	5 Add'l fix.	2 Wh/p
Attic	Fully finished w/WH		Attic size: 1,300	Saunas
Additions				21,000
Other Features	Mason Trim WB Stks			41,571
			Bsmt Gar	14,194
				20,687
Sub-Total				597,232
Grade	A+	Factor 1.6500		985,433
CDU		C&D Factor 1.00		985,433
Depreciation		35 %		640,531
		Computed cost value @ 70%		448,372

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	150	13,738
L Living Area	AIR Air conditioning	150	456
Total additions			14,194

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	40	800	110.5		C	88,440	50	44,200
Value at 70%			30,940	Value at 100%					44,200

