

Property at 00540 DEERCLIFF ROAD

Prop ID 2090540

Printed 06-Feb-2024 10:46 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ALLEN EDWARD H II & SUSAN E
 Second name:
 Address: 540 DEERCLIFF ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 2090540 Neigh.: Zone: RU2A Vol: 702 Page: 960

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 07-Oct-2016	
Resident Land	2.00	175,000			Sale price: 460,000	
Resident Dwelling	1.00	265,940			Sale valid:	
Resident Outbldg	2.00	22,190			Values	
					Mkt value :	
Resident Excess	10.50	5,510			Cost value: 669,486	
Summary			Utilities		Sales ratios	
Total assessments		468,640	Water	Well	Cost/sale :	1.4554
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		468,640	Gas	None	Assmt/sale:	1.0188

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	10.500	7,500	78,750	.90	7,875	5,513
Residual		457,380					
12.500 acres		Total land value		257,875		180,513	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1959	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	241,690
Basement	Full		1,066	
Heating	Yes	A/C Yes		6,950
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	10,000
Attic	None	Attic size:		
Additions				195,983
Other Features		WB Stks		9,250
Sub-Total				463,873
Grade	B	Factor 1.2600		584,480
CDU		C&D Factor 1.00		584,480
Depreciation		35 %		379,912
Computed cost value @ 70%				265,938

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	884	39,605
L Living Area	UATT Unfinished attic	240	4,201
L Living Area	FRFF Frame first floor	699	80,022
L Living Area	AIR Air conditioning	699	2,125
P Porches, Patios, Decks	DECK Wood deck	672	17,801
L Living Area	OVER Frame Overhang	8	733
L Living Area	OVER Frame Overhang	8	733
L Living Area	FRFF Frame first floor	368	42,129
L Living Area	BSMT Basement addition	368	6,782
L Living Area	AIR Air conditioning	368	1,119
L Living Area	OVER Frame Overhang	8	733
Total additions			195,983

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00		C	4,200	50	2,100
Utility Shed									
RP1 Pool w/ Plastic Linr	20	40	800	74.05		C	59,240	50	29,600
Value at 70%		22,190	Value at 100%		31,700				

