

Property at 00545 DEERCLIFF ROAD

Prop ID 2090545

Printed 06-Aug-2026 3:11 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: PHILLIPS KEITH E AND  
 Second name: BLANCHARD SUSAN D  
 Address: 545 DEERCLIFF ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 032 Clerk map: 26 010  
 Lot: 2090545 Neigh.: Zone: RU2A Vol: 800 Page: 129

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | 2.00 | 175,000 |
| Resident Dwelling | 1.00 | 614,020 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 16-Jan-2025  
 Sale price: 1,575,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 1,127,886

## Summary

| Total assessments | 789,520 |  |
|-------------------|---------|--|
| Total exemptions  |         |  |
| Net assessment    | 789,520 |  |

## Utilities

|  | Water | Well   |
|--|-------|--------|
|  |       |        |
|  | Sewer | Septic |
|  | Gas   | None   |

## Sales ratios

Cost/sale : .7161  
 Mkt/sale :  
 Assmt/sale: .5013

## 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  | .095       | 7,500   | 713     |      |      | 713     | 499       |
| Residual     |     | 4,138      |         |         |      |      |         |           |

2.095 acres

Total land value

250,713

175,499

## Residential Dwelling Information

| Subject                 | Code | Description      | Condominium      |       |
|-------------------------|------|------------------|------------------|-------|
| Style                   | 19   | Modern Colonial  |                  |       |
| Exterior Walls          | 01   | Clapboards       |                  |       |
| Roof Material           | 01   | Asphalt Shingles | Story Height 2.0 |       |
| Roof Type               | 03   | Gambrell         |                  |       |
| Foundation              | 01   | Poured Concrete  | Total Rooms      | 9     |
| Interior Walls          | 02   | Drywall          | Garage cars      | 3     |
| Floors                  | 01   | Hardwood         | Bedrooms         | 4     |
| Heating System          | 02   | Forced Hot Air   | Unfinished area  |       |
| Fuel                    | 07   | Propane Gas      | Family Rooms     | 1     |
| Attic                   | 99   | None             | Dormer linear f  |       |
| Grade                   | 47   | A-               | Full Baths       | 4     |
| Garage                  | 23   | Attached 3 car   | Half Baths       | 2     |
| Area Over Gar.          | 07   | Attic            | Finish bsmt sz   |       |
| Basement                | 01   | Full             | Addn'l fixtures  | 6     |
| Bsmt Fin Qual           | 03   | Rec Room W/ Air  | Rec Room Size    | 375   |
| Air Condition           | 01   | Central Air      | Living area      | 4,989 |
| Interior Cond           | 05   | Good             | Whirlpools       |       |
| Exterior Cond           | 05   | Good             | Saunas           |       |
|                         |      |                  | # Living Units   | 1     |
|                         |      |                  | M/F stacks       |       |
|                         |      |                  | W/B stacks       | 1     |
|                         |      |                  | W/B openings     | 1     |
| Actual Year Built: 2015 |      |                  |                  |       |

## Building Valuation Summary

|                           |       |                 |              |       |         |
|---------------------------|-------|-----------------|--------------|-------|---------|
| Dwelling                  | Frame | 2 story w/bsmt  | Area         | 1,824 | 425,210 |
| Basement                  | Full  |                 |              |       |         |
| Heating                   | Yes   | A/C Yes         |              |       | 12,140  |
| Plumbing                  | 4 F/B | 2 H/B           | 6 Add'l fix. | Wh/p  | 25,000  |
| Attic                     | None  |                 | Attic size:  |       |         |
| Additions                 |       |                 |              |       | 193,667 |
| Other Features            |       | WB Stks         | RR           |       | 16,148  |
| Sub-Total                 |       |                 |              |       | 672,165 |
| Grade                     | A-    | Factor 1.4500   |              |       | 974,639 |
| CDU                       |       | C&D Factor 1.00 |              |       | 974,639 |
| Depreciation              |       | 10 %            |              |       | 877,175 |
| Computed cost value @ 70% |       |                 |              |       | 614,023 |

## Building additions

| Category                 | Type                      | Area  | Value  |
|--------------------------|---------------------------|-------|--------|
| G Garages                | FRL Attached frame GT 65  | 1,152 | 51,612 |
| G Garages                | FSF Full-story fin o/gar  | 846   | 56,668 |
| L Living Area            | BSMT Basement addition    | 224   | 4,128  |
| L Living Area            | FRFF Frame first floor    | 224   | 25,644 |
| L Living Area            | AIR Air conditioning      | 224   | 681    |
| P Porches, Patios, Decks | FOFF Frame open first flo | 66    | 4,021  |
| L Living Area            | BSMT Basement addition    | 253   | 4,662  |
| L Living Area            | FRFF Frame first floor    | 253   | 28,964 |
| L Living Area            | AIR Air conditioning      | 253   | 769    |
| P Porches, Patios, Decks | FOFF Frame open first flo | 228   | 13,891 |
| L Living Area            | AIR Air conditioning      | 864   | 2,627  |

Total additions 193,667

