

Property at 00551 DEERCLIFF ROAD

Prop ID 2090551

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

## Administrative Information

Owner name: LOVELL TODD MICHAEL & JENNIFER  
 Second name:  
 Address: 551 DEERCLIFF ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 032 Clerk map: 26 010  
 Lot: 2090551 Neigh.: Zone: RU2A Vol: 739 Page: 923

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | 2.00 | 175,000 |
| Resident Dwelling | 1.00 | 460,750 |
| Resident Outbldg  | 1.00 | 27,860  |

## Exemptions

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

## Last sale

Sale date: 28-Apr-2020  
 Sale price: 864,063  
 Sale valid:

## Values

Mkt value :  
 Cost value: 962,943

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 674,060 |
| Total exemptions  |         |
| Net assessment    | 674,060 |

## Utilities

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

## Sales ratios

Cost/sale : 1.1144  
 Mkt/sale :  
 Assmt/sale: .7801

## 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  | 1.991      | 7,500   | 14,933  |           | 14,933  | 10,453    |
| Residual     |     | 86,728     |         |         |           |         |           |

3.991 acres

Total land value

264,933

185,453

## Building Valuation Summary

|                |                |                         | Area   |         |
|----------------|----------------|-------------------------|--------|---------|
| Dwelling       | Frame          | 2 story w/bsmt          | 2,058  | 470,910 |
| Basement       | Partial < half |                         |        | -2,770  |
| Heating        | Yes            | A/C Yes                 |        | 13,430  |
| Plumbing       | 6 F/B          | H/B 1 Add'l fix. 1 Wh/p | Saunas | 28,000  |
| Attic          | None           | Attic size:             |        |         |
| Additions      |                |                         |        | 130,247 |
| Other Features | WB Stks        |                         |        | 13,500  |

|              |                           |           |
|--------------|---------------------------|-----------|
| Sub-Total    |                           | 653,317   |
| Grade A      | Factor 1.5500             | 1,012,641 |
| CDU          | C&D Factor 1.00           | 1,012,641 |
| Depreciation | 35 %                      | 658,217   |
|              | Computed cost value @ 70% | 460,752   |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FOFF Frame open first flo | 208  | 12,673 |
| P Porches, Patios, Decks | DECK Wood deck            | 574  | 15,205 |
| G Garages                | FRL Attached frame GT 65  | 864  | 38,709 |
| G Garages                | FSF Full-story fin o/gar  | 748  | 50,104 |
| L Living Area            | AIR Air conditioning      | 748  | 2,274  |
| L Living Area            | FRFF Frame first floor    | 96   | 10,990 |
| L Living Area            | AIR Air conditioning      | 96   | 292    |

Total additions 130,247

## 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      | 01   | Gable            |                   |
| Foundation     | 01   | Poured Concrete  | Total Rooms 8     |
| Interior Walls | 02   | Drywall          | Garage cars 3     |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms 5        |
| Heating System | 02   | Forced Hot Air   | Unfinished area   |
| Fuel           | 01   | Oil              | Dormer linear f   |
| Attic          | 99   | None             | Full Baths 6      |
| Grade          | 50   | A                | Masonry trim sf   |
| Garage         | 23   | Attached 3 car   | Half Baths        |
| Area Over Gar. | 07   | Attic            | Finish bsmt sz    |
| Basement       | 02   | Partial < half   | Addn'l fixtures 1 |
| Bsmt Fin Qual  | 01   | Unfinished       | Rec Room Size     |
| Air Condition  | 01   | Central Air      | Living area 4,960 |
| Interior Cond  | 05   | Good             | Whirlpools 1      |
| Exterior Cond  | 05   | Good             | # Living Units 1  |

Actual Year Built: 1932

## Outbuilding Information

| Description        | Wid | Len | Area | Rate  | Year | Cnd | RCN    | Depr | Value  |
|--------------------|-----|-----|------|-------|------|-----|--------|------|--------|
| RP5 Pool w/ Gunite | 18  | 40  | 720  | 110.5 | 2003 | C   | 79,596 | 50   | 39,800 |

Value at 70% 27,860

Value at 100% 39,800

