

Property at 00562 DEERCLIFF ROAD

Prop ID 2090562

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Administrative Information

Owner name: BEAUDIN BRIAN V AND
Second name: BARBARA Q TRUSTEES
Address: 562 DEERCLIFF ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 035 Clerk map: 05 050
Lot: 2090562 Neigh.: Zone: RU2A Vol: 733 Page: 812

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Dec-1981
Resident Land	2.00	175,000	AAA	Veteran	1,000	Sale price: 45,000
Resident Dwelling	1.00	228,630	CAB	Add Vet	500	Sale valid:
			DAC	Veteran	10,000	
Resident Excess 8.18 21,470						Values
						Mkt value :
						Cost value: 607,286

Summary

Total assessments		425,100	Utilities		Sales ratios	
Total exemptions		11,500	Water	Well	Cost/sale : 13.4952	
Net assessment		413,600	Sewer	Septic	Mkt/sale :	
			Gas	None	Assmt/sale: 9.4467	

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	8.180	7,500	61,350	.50		30,675	21,473
Residual		356,321						
10.180 acres				Total land value			280,675	196,473

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	14	Salt Box		
Exterior Walls	01	Clapboards		
Roof Material	03	Wood Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	02	Fully Unfinished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	1
Air Condition	06	Ductless Split U	Whirlpools	
Interior Cond	05	Good	Saunas	2,320
Exterior Cond	05	Good	# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
Actual Year Built: 1983				

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	880
Basement	Full		240,860
Heating	Yes	A/C Yes	6,940
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p Saunas 9,000
Attic	None	Attic size:	
Additions			106,158
Other Features			WB Stks 9,250
Sub-Total			372,208
Grade	B+	Factor 1.3500	502,481
CDU		C&D Factor 1.00	502,481
Depreciation		35 %	326,613
Computed cost value @ 70%			228,629

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	720	32,257
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	BSMT Basement addition	320	5,897
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	FRFF Frame first floor	156	17,859
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
L Living Area	AIR Air conditioning	320	973
L Living Area	AIR Air conditioning	156	474
L Living Area	AIR Air conditioning	84	255
Total additions			106,158

