

Property at 00596 DEERCLIFF ROAD

Prop ID 2090596

Printed 06-Feb-2024 10:47 AM Design and Layout (C) Right/Angles

-Administrative Information-

Owner name: WALLACE CHRISTOPHER &
Second name: WALLACE SARAH MULREADY
Address: 596 DEERCLIFF ROAD
City/state: AVON CT

Zip: 06001

-Location Information-

Map: 035 Clerk map:
Lot: 2090596 Neigh.: Zone: RU2A Vol: 768 Page: 614

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	175,000
Resident Dwelling	1.00	602,270
Resident Outbldg	1.00	31,570

-Exemptions-

Exempt	Cat	Amount

-Last sale-

Sale date:	16-Nov-2021
Sale price:	1,250,000
Sale valid:	

—Values—

Mkt value :
Cost value: 1,176,071

Summary

Total assessments	823,250
Total exemptions	
Net assessment	823,250

—Utilities—

Water	Well
Sewer	Septic
Gas	None

- Sales ratios:

Cost/sale :	.9409
Mkt/sale :	
Assmt/sale:	.6586

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	2.744	7,500	20,580		20,580	14,406
Residual		119,529					

4.744 acres	Total land value	270,580	189,406
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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	10	Garage cars	3
Interior Walls	02	Drywall	Bedrooms	5	Unfinished area	
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f	
Heating System	08	Geothermal	Full Baths	3	Masonry trim sf	
Fuel	13	Electric	Half Baths	2	Finish bsmt sz	
Attic	99	None	Addn'l fixtures	2	Rec Room Size	1,000
Grade	53	A+	Whirlpools	1	Living area	5,154
Garage	23	Attached 3 car	Saunas		# Living Units	1
Area Over Gar.	01	Fully Finished	M/F stacks			
Basement	04	Full with walk-o	W/B stacks	2		
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2		
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 2004			

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area 2,155	489,860
Basement	Full with walk					
Heating	No	A/C	Yes			13,960
Plumbing	3 F/B	2 H/B	2 Add'l fix.	1 Wh/p	Saunas	20,500
Attic	None	Attic size:				
Additions						132,385
Other Features	WB Stks		RR			38,561

Sub-Total			695,266
Grade	A+	Factor 1.6500	1,147,189
CDU		C&D Factor 1.00	1,147,189
Depreciation		25 %	860,392
		Computed cost value @ 70%	602,274

Building additions

Category	Type		Area	Value
G Garages	FRL	Attached frame GT 65	792	35,483
G Garages	FSF	Full-story fin o/gar	792	53,051
L Living Area	AIR	Air conditioning	792	2,408
P Porches, Patios, Decks	FOFF	Frame open first flo	33	2,011
P Porches, Patios, Decks	FOFF	Frame open first flo	66	4,021
L Living Area	OVER	Frame Overhang	52	4,762
P Porches, Patios, Decks	BPAT	Brick/flagstone pati	1,344	30,649

Total additions	132,385
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	36	648	110.5	2012	B	90,262	50	45,100
Value at 70%		31,570					Value at 100%		45,100

