

Property at 00598 DEERCLIFF ROAD

Prop ID 2090598

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

Administrative Information

Owner name: CHRISTOPHER MICHAEL A &
 Second name: APGAR JENNIFER H
 Address: 598 DEERCLIFF ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 035 Clerk map: 13 031
 Lot: 2090598 Neigh.: Zone: RU2A Vol: 683 Page: 119

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	175,000
Resident Dwelling	1.00	733,990
Resident Outbldg	1.00	33,320

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Feb-2015
 Sale price: 1,494,006
 Sale valid: 07

Values

Mkt value :
 Cost value: 1,361,157

Summary

Total assessments	952,810	
Total exemptions		
Net assessment	952,810	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9111
 Mkt/sale :
 Assmt/sale: .6378

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	2.000	7,500	15,000			15,000	10,500
Residual		87,120						

4.000 acres

Total land value

265,000

185,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	07	Propane Gas	Half Baths	2
Attic	02	Unfinished	Addtn'l fixtures	4
Grade	60	AA	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
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: 2014	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk			2,016	462,710	
Heating	Yes	A/C	Yes		13,200	
Plumbing	4 F/B	2 H/B	4 Add'l fix.	Wh/p	Saunas	
Attic	Unfinished			Attic size: 750	11,362	
Additions					108,694	
Other Features	WB Stks			RR	46,842	
Sub-Total					666,808	
Grade	AA	Factor	1.8500		1,233,595	
CDU		C&D Factor	1.00		1,233,595	
Depreciation				15 %	1,048,556	
				Computed cost value @ 70%	733,989	

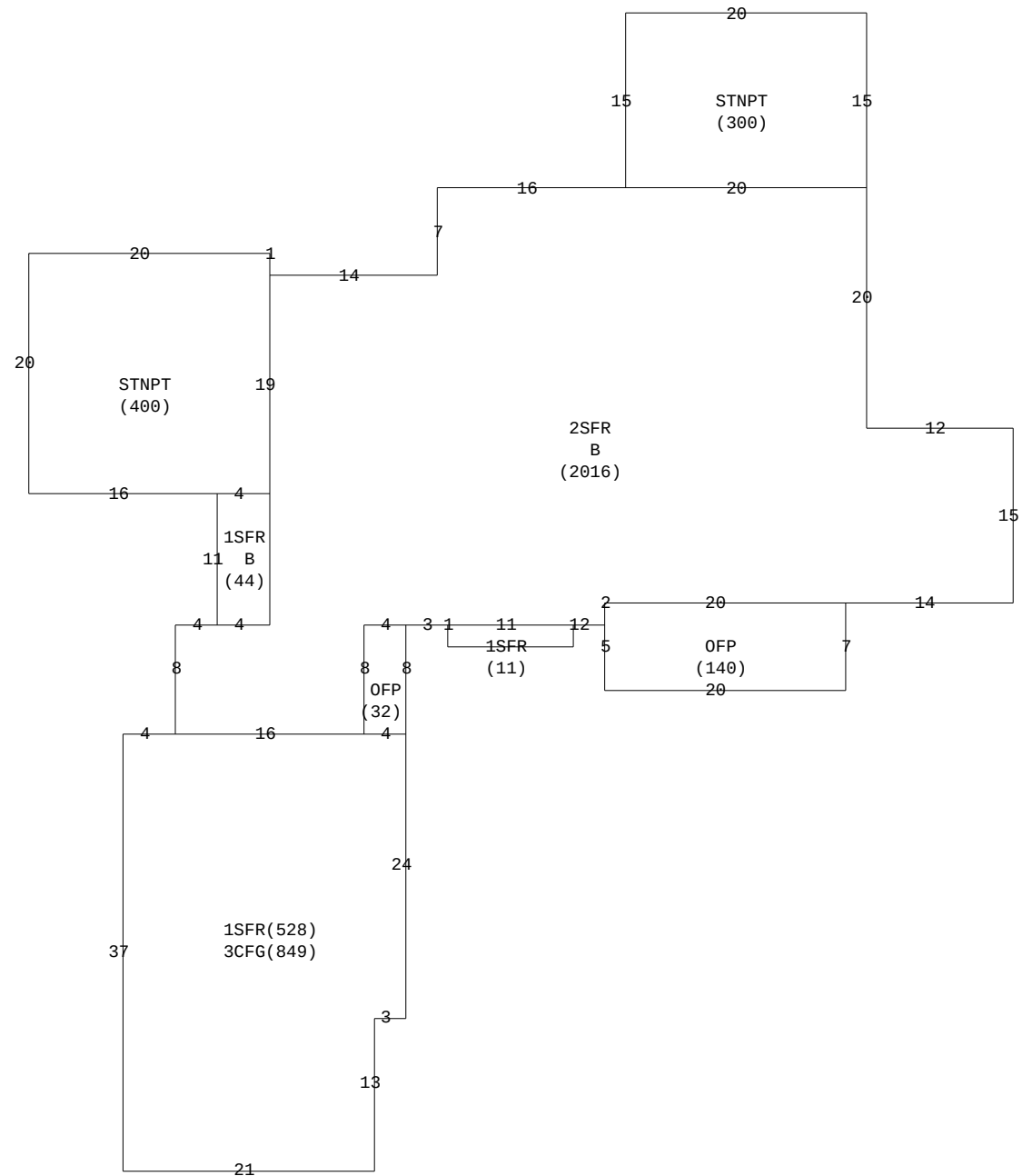
Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	849	38,037
G Garages	FSF Full-story fin o/gar	528	35,368
L Living Area	AIR Air conditioning	528	1,605
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	FRFF Frame first floor	11	1,259
P Porches, Patios, Decks	FOFF Frame open first flo	140	8,530
P Porches, Patios, Decks	BPAT Brick/flagstone pati	300	6,841
P Porches, Patios, Decks	BPAT Brick/flagstone pati	400	9,122
L Living Area	BSMT Basement addition	44	811
L Living Area	FRFF Frame first floor	44	5,037
L Living Area	AIR Air conditioning	44	134

Total additions 108,694

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	38	684	110.5	2016	B	95,276	50	47,600
Value at 70%		33,320		Value at 100%		47,600			



T/C MAP #13/31 REVISED ACREAGE FROM 3.25 TO 4.00 ACRES 8/23/13
(LAND FROM 600 DEERCLIFF ROAD)