

Property at 00605 DEERCLIFF ROAD

Prop ID 2090605

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Administrative Information

Owner name: SEMINARA NICHOLAS & LISA A
 Second name:
 Address: 605 DEERCLIFF ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 035 Clerk map:
 Lot: 2090605 Neigh.: Zone: RU2A Vol: 681 Page: 1274

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	525,000
Resident Dwelling	1.00	529,870
Resident Outbldg	2.00	34,860

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Jan-2015
 Sale price: 1,470,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,566,657

Summary

Total assessments	1,096,660
Total exemptions	
Net assessment	1,096,660

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0658
 Mkt/sale :
 Assmt/sale: .7460

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	750,000	750,000			750,000	525,000
Primary Site		87,120						
RES	12	1.320	7,500	9,900			9,900	6,930
Residual		57,499						
		3.320 acres		Total land value			759,900	531,930

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	98	Other		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	53	A+	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	05	Living Area W/ A	Addtn'l fixtures	6
Air Condition	01	Central Air	Rec Room Size	1,776
Interior Cond	04	Average	Living area	5,502
Exterior Cond	04	Average	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	6
Actual Year Built: 1990				

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,512
Basement	Full		364,280
Heating	Yes	A/C Yes	10,420
Plumbing	4 F/B	2 H/B	6 Add'l fix.
Attic	None	Wh/p	Saunas
Additions		Attic size:	25,000
Other Features	WB Stks	RR	371,811
Sub-Total			62,609
Grade	A+	Factor 1.6500	834,120
CDU		C&D Factor 1.00	1,376,298
Depreciation		45 %	1,376,298
Computed cost value @ 70%			756,964
			529,875

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	864	38,709
L Living Area	MAUF Masonry upper full	864	77,267
L Living Area	AIR Air conditioning	864	2,627
P Porches, Patios, Decks	MOFF Masonry open first f	48	3,275
P Porches, Patios, Decks	MOFF Masonry open first f	72	4,913
L Living Area	BSMT Basement addition	468	8,624
L Living Area	MAFF Masonry first floor	468	55,539
L Living Area	MAUH Masonry upper half	468	24,645
L Living Area	AIR Air conditioning	702	2,134
L Living Area	BSMT Basement addition	912	16,806
L Living Area	MAFF Masonry first floor	912	108,230
L Living Area	AIR Air conditioning	912	2,772
P Porches, Patios, Decks	BPAT Brick/flagstone pati	1,152	26,270

Total additions 371,811

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	45	810	110.5	2015	C	89,546	50	44,800
RS1 Frame Utility Shed	14	24	336	30.00	2015	C	10,080	50	5,000
Value at 70%		34,860	Value at 100%		49,800				

