

Property at 00012 DEER RIDGE ROAD

Prop ID 5090012

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Administrative Information

Owner name: RICETTA ROMANO & MARISA
Second name:
Address: 12 DEER RIDGE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
Lot: 5090012 Neigh.: Zone: RU2A Vol: 670 Page: 857

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Jan-2014
Resident Land	2.00	525,000				Sale price: 2,050,000
Resident Dwelling	1.00	817,540				Sale valid:
Resident Outbldg	2.00	38,570				Values
						Mkt value :
Resident Excess	1.08	5,670				Cost value: 1,981,114
Summary			Utilities		Sales ratios	
Total assessments		1,386,780	Water	Well	Cost/sale :	.9664
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		1,386,780	Gas	None	Assmt/sale:	.6765

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	1.080	7,500	8,100			8,100	5,670
Residual		47,045						
		3.080 acres		Total land value			758,100	530,670

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	03	Wood Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel		Unknown		
Attic	04	Fully finished w		
Grade	63	AA+		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Total Rooms	10	Garage cars	4
Bedrooms	5	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	5	Masonry trim sf	
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures	2	Rec Room Size	1,299
Whirlpools	1	Living area	5,239
Saunas		# Living Units	1
M/F stacks			
W/B stacks	2		
W/B openings	2		

Actual Year Built: 2000

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,380	338,500
Basement	Full			
Heating	Yes	A/C Yes		9,690
Plumbing	5 F/B	1 H/B	2 Add'l fix.	1 Wh/p Saunas
Attic	Fully finished w/WH	Attic size: 496		21,672
Additions				335,696
Other Features	WB Stks	RR		46,054
Sub-Total				778,612
Grade	AA+	Factor 2.0000		1,557,224
CDU		C&D Factor 1.00		1,557,224
Depreciation		25 %		1,167,918
		Computed cost value @ 70%		817,543

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
L Living Area	BSMT Basement addition	1,210	22,298
L Living Area	FRFF Frame first floor	1,210	138,522
L Living Area	AIR Air conditioning	1,210	3,678
P Porches, Patios, Decks	BPAT Brick/flagstone pati	800	18,243
P Porches, Patios, Decks	FOFF Frame open first flo	319	19,435
L Living Area	BSMT Basement addition	187	3,446
L Living Area	FRFF Frame first floor	187	21,408
L Living Area	AIR Air conditioning	187	568
L Living Area	BSMT Basement addition	586	10,799
L Living Area	FRFF Frame first floor	586	67,086
L Living Area	AIR Air conditioning	586	1,781
Total additions			335,696

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	24	480	55.95	2000	A	41,627	50	20,800
Block Detach Garage									
RP5 Pool w/ Gunite	16	25	400	110.5	2000	A	68,541	50	34,300
Value at 70%			38,570				Value at 100%		55,100

