

Property at 00486 DEERCLIFF ROAD

Prop ID 2090486

Printed 15-Oct-2011 7:49 PM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	RINALDO MARK & DOREEN J
Second name:	
Address:	486 DEERCLIFF ROAD
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

		Area	
Dwelling	Frame 1 1/2 story w/bsmt	810	147,900
Basement	Full		
Heating	Yes A/C No		
Plumbing	2 F/B H/B Add'l fix. Wh/p Saunas		3,600
Attic	None Attic size:		
Additions			121,500
Other Features	WB Stks Unfin 3,500		10,000
Sub-Total			283,000
Grade	C Factor 1.0000		283,000
CDU	C&D Factor 1.00		283,000
Depreciation	35 %		183,950
Computed cost value @ 70%			128,770

Location Information		
Map: 032	Clerk map:	
Lot: 2090486	Neigh.: Zone: RU2A Vol: 599 Page: 473	
Assessments	Exemptions	Last sale
Assmt category Qty Amount	Exempt Cat Amount	Sale date: 04-Dec-2009
Resident Land 2.00 210,000		Sale price: 357,000
Resident Excess .09 470		Sale valid:
Resident Dwelling 1.00 128,770		Values
Resident Outbldg 2.00 4,340		Mkt value :
		Cost value: 490,830
Summary	Utilities	Sales ratios
Total assessments 343,580	Water Well	Cost/sale : 1.3749
Total exemptions	Sewer Septic	Mkt/sale :
Net assessment 343,580	Gas None	Assmt/sale: .9624

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	143	6,100
P Porches, Patios, Decks	DECK Wood deck	504	9,400
L Living Area	FRFF Frame first floor	429	34,600
L Living Area	FRFF Frame first floor	333	26,900
L Living Area	FATT Full finished attic	260	6,600
L Living Area	BSMT Basement addition	333	4,300
G Garages	FR Attached frame LE 65	505	16,500
P Porches, Patios, Decks	FOFF Frame open first flo	158	6,800
L Living Area	FRFF Frame first floor	110	8,900
L Living Area	BSMT Basement addition	110	1,400
Total additions			121,500

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	300,000			300,000	210,000
Primary Site		87,120					
RES	12	.090	7,500			675	470
Residual		3,920					
2.0900 acres				Total land value		300,675	210,470

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Dormer linear f	
Attic	99	None	Full Baths	2
Grade	30	C	Half Baths	
Garage	22	Attached 2 car	Addtn'l fixtures	
Area Over Gar.	99	None	Whirlpools	
Basement	01	Full	Saunas	
Bsmt Fin Qual	01	Unfinished	# Living Units	
Air Condition	99	None	M/F stacks	
Interior Cond	04	Average	W/B stacks	2
Exterior Cond	04	Average	W/B openings	2
Actual Year Built: 1947				

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	26	16	416	25.00		C	10,400	50	5,200
RS1 Frame Utility Shed	10	10	100	20.00		C	2,000	50	1,000
Value at 70%			4,340	Value at 100%			6,200		

