

Property at 00004 CLIFF DRIVE

Prop ID 1810004

Printed 05-Feb-2024 3:36 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WOODBINE NAJEEB O & FABIA F
Second name:
Address: 4 CLIFF DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
Lot: 1810004 Neigh.: SL Zone: R15 Vol: 735 Page: 940

Assessments

Assmt category	Qty	Amount
Resident Land	.11	70,000
Resident Dwelling	1.00	84,900

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Dec-2019
Sale price: 184,000
Sale valid:

Values

Mkt value :
Cost value: 221,286

Summary

Total assessments	154,900
Total exemptions	
Net assessment	154,900

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2026
Mkt/sale :
Assmt/sale: .8418

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.110	100,000	100,000			100,000	70,000
Primary Site		4,792						

.110 acres Total land value 100,000 70,000

Building Valuation Summary

				Area	
Dwelling	Frame	1 1/2 story w/bsmt		572	157,570
Basement	Full				
Heating	Yes	A/C Yes			4,570
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					31,684
Other Features		RR			5,505

Sub-Total				202,829
Grade	C-	Factor .9200		186,603
CDU		C&D Factor 1.00		186,603
Depreciation		35 %		121,292
		Computed cost value @ 70%		84,904

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	48	5,495
L Living Area	FRFF Frame first floor	176	20,149
P Porches, Patios, Decks	DECK Wood deck	228	6,040

Total additions 31,684

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	17	Old style	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 5
Interior Walls	01	Plaster	Garage cars 2
Floors	01	Hardwood	Bedrooms 2
Heating System	01	Hot Water	Family Rooms
Fuel	01	Oil	Full Baths 1
Attic	99	None	Half Baths 1
Grade	27	C-	Addtn'l fixtures
Garage	99	None	Rec Room Size 250
Area Over Gar.	99	None	Whirlpools
Basement	01	Full	Saunas
Bsmt Fin Qual	02	Rec Room w/o air	# Living Units 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1930

