

Property at 00006 CLIFF DRIVE

Prop ID 1810006

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

## Administrative Information

Owner name: FRANKEL JUDITH PATRICIA  
 Second name:  
 Address: 6 CLIFF DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 037 Clerk map:  
 Lot: 1810006 Neigh.: SL Zone: R15 Vol: 766 Page: 530

## Assessments

| Assmt category    | Qty  | Amount |
|-------------------|------|--------|
| Resident Land     | .34  | 70,000 |
| Resident Dwelling | 1.00 | 91,000 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 22-Sep-2021  
 Sale price: 230,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 230,000

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 161,000 |
| Total exemptions  |         |
| Net assessment    | 161,000 |

## Utilities

| Water | Well         |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | None         |

## Sales ratios

Cost/sale : 1.0000  
 Mkt/sale :  
 Assmt/sale: .7000

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .340       | 100,000 | 100,000 |      |      | 100,000 | 70,000    |
| Primary Site |     | 14,810     |         |         |      |      |         |           |

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

## Building Valuation Summary

|                |                |                | Area |         |
|----------------|----------------|----------------|------|---------|
| Dwelling       | Frame          | 1 story w/bsmt | 976  | 174,940 |
| Basement       | Partial > half |                |      | -2,260  |
| Heating        | Yes            | A/C No         |      |         |
| Plumbing       | 1 F/B          | H/B Add'l fix. | Wh/p | Saunas  |
| Attic          | None           | Attic size:    |      |         |
| Additions      |                |                |      | 37,971  |
| Other Features | WB Stks        |                |      | 6,750   |

|              |                           |         |
|--------------|---------------------------|---------|
| Sub-Total    |                           | 217,401 |
| Grade C-     | Factor .9200              | 200,009 |
| CDU          | C&D Factor 1.00           | 200,009 |
| Depreciation | 35 %                      | 130,006 |
|              | Computed cost value @ 70% | 91,004  |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | FRFF Frame first floor    | 130  | 14,883 |
| L Living Area            | FRFF Frame first floor    | 141  | 16,142 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 114  | 6,946  |

Total additions 37,971

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |
|----------------|------|------------------|-------------------------|
| Style          | 18   | Cottage          |                         |
| Exterior Walls | 03   | Aluminum Siding  |                         |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |
| Roof Type      | 01   | Gable            |                         |
| Foundation     | 01   | Poured Concrete  | Total Rooms 4           |
| Interior Walls | 01   | Plaster          | Garage cars             |
| Floors         | 01   | Hardwood         | Bedrooms 2              |
| Heating System | 01   | Hot Water        | Unfinished area         |
| Fuel           | 01   | Oil              | Dormer linear f         |
| Attic          | 99   | None             | Full Baths 1            |
| Grade          | 27   | C-               | Masonry trim sf         |
| Garage         | 99   | None             | Half Baths              |
| Area Over Gar. | 99   | None             | Finish bsmt sz          |
| Basement       | 03   | Partial > half   | Addn'l fixtures         |
| Bsmt Fin Qual  | 01   | Unfinished       | Rec Room Size           |
| Air Condition  | 99   | None             | Living area 1,247       |
| Interior Cond  | 03   | Fair             | Whirlpools              |
| Exterior Cond  | 03   | Fair             | # Living Units          |
|                |      |                  | M/F stacks              |
|                |      |                  | W/B stacks 1            |
|                |      |                  | W/B openings 1          |
|                |      |                  | Actual Year Built: 1937 |

