

Property at 00014 CLIFF DRIVE

Prop ID 1810014

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Administrative Information

Owner name: MCCALL KEVIN E & TERESA C
 Second name:
 Address: 14 CLIFF DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 1810014 Neigh.: SL Zone: R15 Vol: 667 Page: 955

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 02-Oct-2013
Resident Land	.34	70,000	AFA Veteran	3,500	Sale price: 187,000
Resident Dwelling	1.00	83,220	CFB Add Vet	1,750	Sale valid:
Resident Outbldg	1.00	490	DAC Veteran	10,000	
Resident Excess		.11	580	Values	
Total assessments		154,290	Utilities		Sales ratios
Total exemptions		15,250	Water Well	Cost/sale : 1.1787	
Net assessment		139,040	Sewer Public sewer	Mkt/sale :	
			Gas None	Assmt/sale: .8251	

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						
RES	12	.110	7,500	825			825	578
Residual		4,792						
		.450 acres		Total land value			100,825	70,578

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	18	Cottage		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	4
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	07	Propane Gas	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	27	C-	Whirlpools	400
Garage	31	Detached 1 car	Saunas	940
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	06	RR w/o air,L w/o	W/B openings	
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1932	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	688	137,040
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					52,965
Other Features		RR			8,808
Sub-Total					198,813
Grade	C-	Factor .9200			182,908
CDU		C&D Factor 1.00			182,908
Depreciation		35 %			118,890
Computed cost value @ 70%					83,223

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	252	28,849
P Porches, Patios, Decks	FEFF Frame enclosed first	128	12,206
P Porches, Patios, Decks	FEFF Frame enclosed first	36	3,433
P Porches, Patios, Decks	DECK Wood deck	320	8,477
Total additions			52,965

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal Utility Shed	9	10	90	30.00		E	1,350	50	700
Value at 70%		490	Value at 100%		700				

