

Property at 00034 CLIFF DRIVE

Prop ID 1810034

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Administrative Information

Owner name: LAK HOUSE HOLDINGS LLC
Second name:
Address: 11 BELCREST ROAD
City/state: WEST HARTFORD CT Zip: 06107

Location Information

Map: 038 Clerk map:
Lot: 1810034 Neigh.: SL Zone: R15 Vol: 793 Page: 570

Assessments

Assmt category	Qty	Amount
Resident Land	.33	70,000
Resident Dwelling	1.00	118,810

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 13-May-2024
Sale price: 215,000
Sale valid:

Values

Mkt value :
Cost value: 269,729

Summary

Total assessments	188,810
Total exemptions	
Net assessment	188,810

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2546
Mkt/sale :
Assmt/sale: .8782

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.330	100,000	100,000			100,000	70,000
Primary Site		14,375						

.330 acres

Total land value

100,000

70,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	6
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1933	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,008	179,150
Basement	Full with walk			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas 5,500
Attic	None	Attic size:		
Additions				7,540
Other Features	WB Stks	RR		19,963

Sub-Total		212,153
Grade C	Factor 1.0000	212,153
CDU	C&D Factor 1.00	212,153
Depreciation	20 %	169,722
	Computed cost value @ 70%	118,805

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	168	3,831
P Porches, Patios, Decks	DECK Wood deck	140	3,709

Total additions 7,540

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

