

Property at 00035 CLIFF DRIVE

Prop ID 1810035

Printed 05-Feb-2024 3:39 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PARADY MICHAEL AND
 Second name: ALEKSANDRA
 Address: 35 CLIFF DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1810035 Neigh.: SL Zone: R15 Vol: 456 Page: 1271

Assessments

Assmt category	Qty	Amount
Resident Land	.34	52,500
Resident Dwelling	1.00	241,810

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Mar-2003
 Sale price: 29,000
 Sale valid:

Values

Mkt value :
 Cost value: 423,671

Summary

Total assessments	296,570
Total exemptions	
Net assessment	296,570

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 14.6093
 Mkt/sale :
 Assmt/sale: 10.2266

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	100,000	100,000	TO	.25	75,000	52,500
Primary Site 14,810 Topography								
RES	12	.430	7,500	3,225			3,225	2,258
Residual		18,731						

.770 acres

Total land value

78,225

54,758

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	243,590
Basement	None		894	-5,140
Heating	Yes	A/C Yes		7,020
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p	12,000
Attic	None	Attic size:	Saunas	
Additions				104,836
Other Features		WB Stks		6,750

Sub-Total		369,056
Grade B-	Factor 1.1700	431,796
CDU	C&D Factor 1.00	431,796
Depreciation	20 %	345,437
	Computed cost value @ 70%	241,806

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	525	23,197
G Garages	FSF Full-story fin o/gar	525	35,167
L Living Area	AIR Air conditioning	525	1,596
L Living Area	FRFF Frame first floor	270	30,910
L Living Area	AIR Air conditioning	270	821
L Living Area	FRFF Frame first floor	36	4,121
L Living Area	AIR Air conditioning	36	109
P Porches, Patios, Decks	BPAT Brick/flagstone pati	252	5,747
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168

Total additions 104,836

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	07	Hardwood/Carpeti	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	07	Propane Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 2 Rec Room Size
Grade	37	B-	Whirlpools 1 Living area 2,619
Garage	22	Attached 2 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	99	None	W/B stacks 1
Bsmt Fin Qual	99	None	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2005

