

Property at 00040 CLIFF DRIVE

Prop ID 1810040

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Administrative Information

Owner name: POIRIER PHILLIP E AND
 Second name: CHARLINE M
 Address: 40 CLIFF DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 038 Clerk map:
 Lot: 1810040 Neigh.: SL Zone: R15 Vol: 127 Page: 0032

Assessments

Assmt category	Qty	Amount
Resident Land	.34	70,000
Resident Dwelling	1.00	107,190
Resident Outbldg	1.00	1,470

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Dec-1981
 Sale price: 12,000
 Sale valid:

Values

Mkt value :
 Cost value: 257,929

Summary

Total assessments	180,550
Total exemptions	
Net assessment	180,550

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 21.4941
 Mkt/sale :
 Assmt/sale: 15.0458

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	.360	7,500	2,700			2,700	1,890
Residual		15,682						

.700 acres

Total land value

102,700

71,890

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	12	Contemporary Cap		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	2
Floors	05	W/W over sub-flo	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	04	Fully finished w	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	11	Basement 1 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	1
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1983	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	918	167,300
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	Fully finished w/WH	Attic size: 918			32,117
Additions					24,658
Other Features		M Stks	Bsmt Gar		6,500

Sub-Total					235,575
Grade	C	Factor 1.0000			235,575
CDU		C&D Factor 1.00			235,575
Depreciation		35 %			153,124
		Computed cost value @ 70%			107,187

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	60	1,589
P Porches, Patios, Decks	FOFF Frame open first flo	270	16,450
P Porches, Patios, Decks	DECK Wood deck	160	4,238
L Living Area	OVER Frame Overhang	26	2,381

Total additions 24,658

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	1995	C	4,200	50	2,100
Utility Shed									
Value at 70%			1,470				Value at 100%		2,100

