

Property at 00046 CLIFF DRIVE

Prop ID 1810046

Printed 30-Dec-2025 10:15 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: GRANDAHL ALEX ROLAND  
 Second name:  
 Address: 46 CLIFF DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 038 Clerk map:  
 Lot: 1810046 Neigh.: SL Zone: R15 Vol: 769 Page: 112

## Assessments

| Assmt category    | Qty  | Amount  | Exempt Cat  | Amount | Last sale              |
|-------------------|------|---------|-------------|--------|------------------------|
| Resident Land     | .34  | 70,000  | AAA Veteran | 1,000  | Sale date: 29-Nov-2021 |
| Resident Dwelling | 1.00 | 170,940 | CAB Add Vet | 500    | Sale price: 395,000    |
| Resident Outbldg  | 1.00 | 4,550   | DAC Veteran | 10,000 | Sale valid:            |

| Values      |         |
|-------------|---------|
| Mkt value : |         |
| Cost value: | 354,071 |

## Summary

| Summary           |         | Utilities |              | Sales ratios |       |
|-------------------|---------|-----------|--------------|--------------|-------|
| Total assessments | 247,850 | Water     | Well         | Cost/sale :  | .8964 |
| Total exemptions  | 11,500  | Sewer     | Public sewer | Mkt/sale :   |       |
| Net assessment    | 236,350 | Gas       | None         | Assmt/sale:  | .6275 |

## 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  | .450       | 7,500   | 3,375   |           | 3,375   | 2,363     |
| Residual 19,602     |     |            |         |         |           |         |           |

.790 acres Total land value 103,375 72,363

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |
|----------------|------|------------------|-------------------------|
| Style          | 04   | Colonial         |                         |
| Exterior Walls | 01   | Clapboards       |                         |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |
| Roof Type      | 01   | Gable            |                         |
| Foundation     | 03   | Field Stone      | Total Rooms 6           |
| Interior Walls | 02   | Drywall          | Garage cars             |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms 3              |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |
| Fuel           | 07   | Propane Gas      | Family Rooms            |
| Attic          | 99   | None             | Dormer linear f         |
| Grade          | 33   | C+               | Full Baths 2            |
| Garage         | 99   | None             | Masonry trim sf         |
| Area Over Gar. | 99   | None             | Half Baths 1            |
| Basement       | 01   | Full             | Finish bsmt sz          |
| Bsmt Fin Qual  | 01   | Unfinished       | Addn'l fixtures         |
| Air Condition  | 01   | Central Air      | Rec Room Size           |
| Interior Cond  | 05   | Good             | Living area 1,956       |
| Exterior Cond  | 05   | Good             | Whirlpools              |
|                |      |                  | # Living Units 1        |
|                |      |                  | M/F stacks              |
|                |      |                  | W/B stacks 1            |
|                |      |                  | W/B openings 1          |
|                |      |                  | Actual Year Built: 2000 |

## Building Valuation Summary

|                |                             | Area |         |
|----------------|-----------------------------|------|---------|
| Dwelling       | Frame 2 story w/bsmt        | 972  | 258,830 |
| Basement       | Full                        |      |         |
| Heating        | Yes A/C Yes                 |      | 7,450   |
| Plumbing       | 2 F/B 1 H/B Add'l fix. Wh/p |      | 8,500   |
| Attic          | None Attic size:            |      |         |
| Additions      |                             |      | 19,960  |
| Other Features | WB Stks                     |      | 6,750   |

|              |                           |               |
|--------------|---------------------------|---------------|
| Sub-Total    |                           | 301,490       |
| Grade        | C+                        | Factor 1.0800 |
| CDU          | C&D Factor 1.00           | 325,609       |
| Depreciation | 25 %                      | 244,207       |
|              | Computed cost value @ 70% | 170,945       |

## Building additions

| Category                 | Type                | Area | Value  |
|--------------------------|---------------------|------|--------|
| L Living Area            | OVER Frame Overhang | 12   | 1,099  |
| P Porches, Patios, Decks | DECK Wood deck      | 712  | 18,861 |

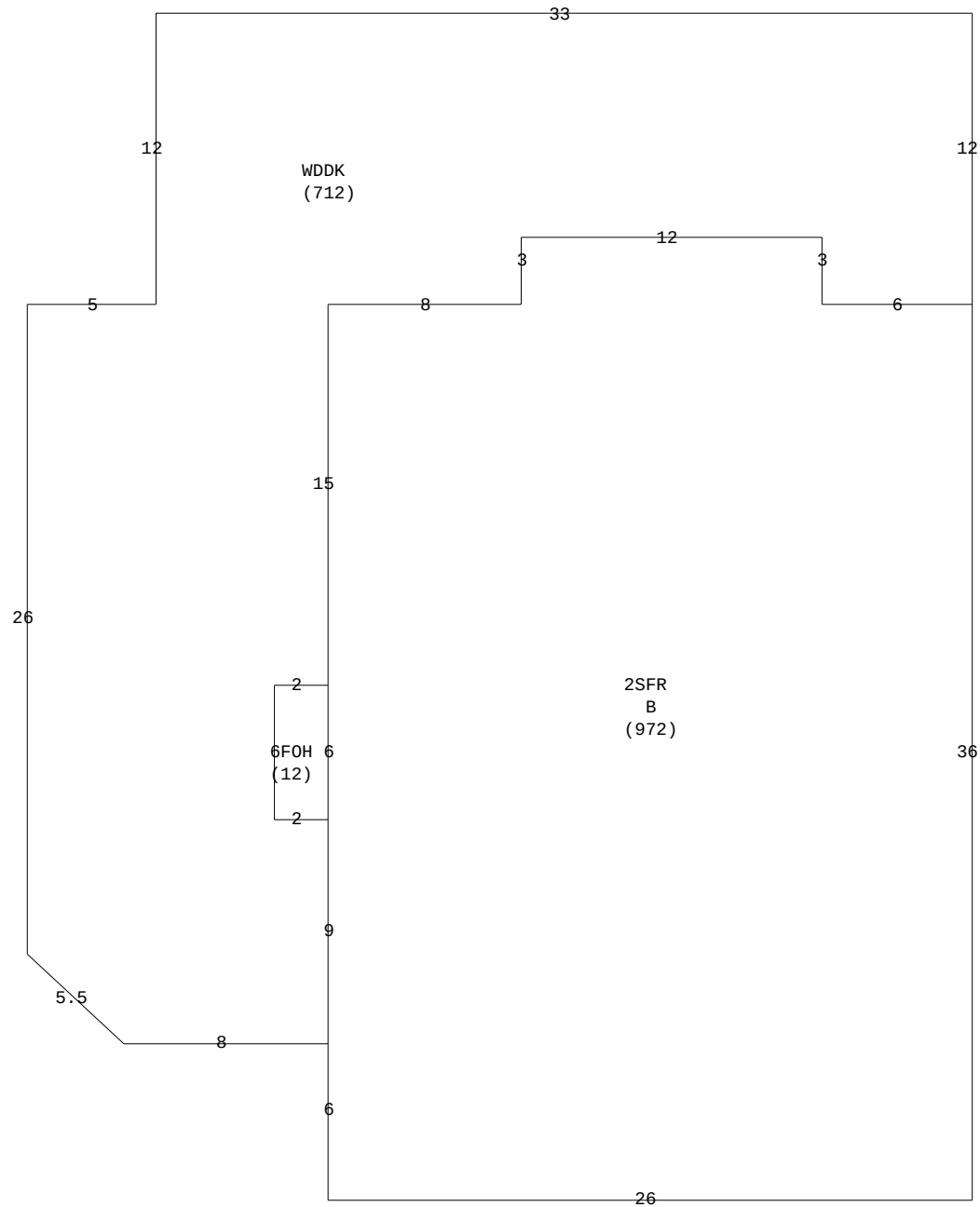
Total additions 19,960

## Outbuilding Information

| Description  | Wid | Len | Area | Rate  | Year | Cnd | RCN    | Depr | Value |
|--------------|-----|-----|------|-------|------|-----|--------|------|-------|
| RS1 Frame    | 12  | 36  | 432  | 30.00 | 2005 | C   | 12,960 | 50   | 6,500 |
| Utility Shed |     |     |      |       |      |     |        |      |       |

Value at 70% 4,550

Value at 100% 6,500



EXTENSIVE RENOVATIONS DONE 2000  
NAME CHANGE KATELYN MCINTOSH TO KATELYN RICE V 769 P 111 11-29-21