

Property at 00050 CLIFF DRIVE

Prop ID 1810050

Printed 05-Feb-2024 3:40 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GOFF MATTHEW
 Second name:
 Address: 50 CLIFF DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 038 Clerk map:
 Lot: 1810050 Neigh.: SL Zone: R15 Vol: 765 Page: 816

Assessments

Assmt category	Qty	Amount
Resident Land	.34	70,000
Resident Dwelling	1.00	112,350
Resident Outbldg	3.00	6,510

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-Sep-2021
 Sale price: 235,000
 Sale valid:

Values

Mkt value :
 Cost value: 272,129

Summary

Total assessments	190,490
Total exemptions	
Net assessment	190,490

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1580
 Mkt/sale :
 Assmt/sale: .8106

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	.310	7,500	2,325			2,325	1,628
Residual		13,504						

.650 acres Total land value 102,325 71,628

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	30	C		
Garage	31	Detached 1 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair		

Actual Year Built: 1938

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	400	147,120
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					88,057
Other Features		WB Stks			6,750
Sub-Total					246,927
Grade	C	Factor 1.0000			246,927
CDU		C&D Factor 1.00			246,927
Depreciation		35 %			160,503
Computed cost value @ 70%					112,352

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	148	16,943
L Living Area	BSMT Basement addition	148	2,727
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	FRUF Frame upper full	240	20,095
L Living Area	FRFF Frame first floor	49	5,610
L Living Area	BSMT Basement addition	49	903
P Porches, Patios, Decks	FEFF Frame enclosed first	150	14,304

Total additions 88,057

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	12	20	240	55.95		D	10,474	50	5,200
Block Detach Garage									
RS1 Frame	10	10	100	30.00		D	2,340	50	1,200
Utility Shed									
RS1 Frame	12	16	192	30.00	1993	C	5,760	50	2,900
Utility Shed									
Value at 70%		6,510	Value at 100%		9,300				

