

Property at 00301 NORTHINGTON DRIVE

Prop ID 4910301

Printed 07-Feb-2024 9:00 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: TRIVEDI MITESH & STEPHANIE K  
 Second name:  
 Address: 301 NORTHINGTON DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 011 Clerk map:  
 Lot: 4910301 Neigh.: Zone: R40 Vol: 785 Page: 961

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 140,000 |
| Resident Dwelling | 1.00 | 642,300 |
| Resident Outbldg  | 1.00 | 1,680   |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 30-Jun-2023  
 Sale price: 1,350,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 1,119,971

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 783,980 |
| Total exemptions  |         |
| Net assessment    | 783,980 |

## Utilities

| Water | Connecticut  |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | CNG          |

## Sales ratios

Cost/sale : .8296  
 Mkt/sale :  
 Assmt/sale: .5807

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .920       | 200,000 | 200,000 |      |      | 200,000 | 140,000   |
| Primary Site |     | 40,075     |         |         |      |      |         |           |

.920 acres

Total land value

200,000

140,000

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium |  |  |
|----------------|------|------------------|-------------|--|--|
| Style          | 19   | Modern Colonial  |             |  |  |
| Exterior Walls | 01   | Clapboards       |             |  |  |
| Roof Material  | 01   | Asphalt Shingles |             |  |  |
| Roof Type      | 02   | Hip              |             |  |  |
| Foundation     | 01   | Poured Concrete  |             |  |  |
| Interior Walls | 02   | Drywall          |             |  |  |
| Floors         | 07   | Hardwood/Carpet  |             |  |  |
| Heating System | 02   | Forced Hot Air   |             |  |  |
| Fuel           | 02   | Natural Gas      |             |  |  |
| Attic          | 01   | Fully Finished   |             |  |  |
| Grade          | 47   | A-               |             |  |  |
| Garage         | 23   | Attached 3 car   |             |  |  |
| Area Over Gar. | 01   | Fully Finished   |             |  |  |
| Basement       | 01   | Full             |             |  |  |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  |             |  |  |
| Air Condition  | 01   | Central Air      |             |  |  |
| Interior Cond  | 05   | Good             |             |  |  |
| Exterior Cond  | 05   | Good             |             |  |  |

Actual Year Built: 2011

## Building Valuation Summary

|                |                |                           |                 |               |
|----------------|----------------|---------------------------|-----------------|---------------|
| Dwelling       | Frame          | 2 story w/bsmt            | Area<br>1,633   | 387,910       |
| Basement       | Full           |                           |                 |               |
| Heating        | Yes            | A/C Yes                   |                 | 11,090        |
| Plumbing       | 4 F/B          | 1 H/B                     | 3 Add'l fix.    | 1 Wh/p Saunas |
| Attic          | Fully Finished |                           | Attic size: 492 | 18,208        |
| Additions      |                |                           |                 | 197,276       |
| Other Features | Mason Trim     | M Stks RR                 |                 | 39,814        |
| Sub-Total      |                |                           |                 | 676,798       |
| Grade          | A-             | Factor 1.4500             |                 | 981,357       |
| CDU            |                | C&D Factor 1.00           |                 | 981,357       |
| Depreciation   |                | 10 %                      |                 | 883,221       |
|                |                | Computed cost value @ 70% |                 | 618,255       |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65  | 672  | 30,107 |
| G Garages                | FSF Full-story fin o/gar  | 496  | 33,224 |
| L Living Area            | AIR Air conditioning      | 496  | 1,508  |
| L Living Area            | BSMT Basement addition    | 114  | 2,101  |
| L Living Area            | FRFF Frame first floor    | 114  | 13,051 |
| L Living Area            | AIR Air conditioning      | 114  | 347    |
| L Living Area            | BSMT Basement addition    | 266  | 4,902  |
| L Living Area            | FRFF Frame first floor    | 266  | 30,452 |
| L Living Area            | AIR Air conditioning      | 266  | 809    |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 775  | 17,673 |
| L Living Area            | BSMT Basement addition    | 392  | 7,224  |
| L Living Area            | FRFF Frame first floor    | 392  | 44,877 |
| L Living Area            | AIR Air conditioning      | 392  | 1,192  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 161  | 9,809  |

Total additions 197,276

## Outbuilding Information

| Description  | Wid | Len | Area  | Rate  | Year | Cnd | RCN           | Depr | Value |
|--------------|-----|-----|-------|-------|------|-----|---------------|------|-------|
| RS1 Frame    | 10  | 16  | 160   | 30.00 | 2017 | C   | 4,800         | 50   | 2,400 |
| Utility Shed |     |     |       |       |      |     |               |      |       |
| Value at 70% |     |     | 1,680 |       |      |     | Value at 100% |      | 2,400 |

