

Property at 00004 SOUTHGATE

Prop ID 5390004

Printed 18-Oct-2024 1:05 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SAINATO STEPHEN GERARD AND
 Second name: HUFF KYLIE
 Address: 4 SOUTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map: 10 015
 Lot: 5390004 Neigh.: Zone: R30 Vol: 787 Page: 454

Assessments

Assmt category	Qty	Amount
Resident Land	.81	91,880
Resident Dwelling	1.00	417,240

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Aug-2023
 Sale price: 795,000
 Sale valid:

Values

Mkt value :
 Cost value: 727,314

Summary

Total assessments	509,120
Total exemptions	
Net assessment	509,120

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .9149
 Mkt/sale :
 Assmt/sale: .6404

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.810	175,000	175,000		.25	131,250	91,875
Primary Site		35,284						

.810 acres Total land value 131,250 91,875

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	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	700
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,728
			# Living Units	1
			M/F stacks	2
			W/B stacks	
			W/B openings	
			Actual Year Built: 2011	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area 1,580	377,560
Basement	Full with walk						
Heating	Yes	A/C Yes					10,800
Plumbing	3 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas		18,000
Attic	None	Attic size:					
Additions							89,530
Other Features	M Stks RR						23,543

Sub-Total				519,433
Grade	B+	Factor 1.3500		701,235
CDU		C&D Factor 1.00		701,235
Depreciation		15 %		596,050
Computed cost value @ 70%				417,235

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	866	38,799
G Garages	FSF Full-story fin o/gar	568	38,047
L Living Area	AIR Air conditioning	568	1,727
P Porches, Patios, Decks	DECK Wood deck	120	3,179
P Porches, Patios, Decks	CPAT Concrete patio	120	1,023
P Porches, Patios, Decks	DECK Wood deck	255	6,755

Total additions 89,530

Scale: 1" = 8.60 feet

