

Property at 00004 NORTHGATE

Prop ID 3310004

Printed 07-Feb-2024 9:44 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CARPENTIER RICHARD T AND
 Second name: NEVIN PATRICIA J
 Address: 4 NORTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map: 07 056
 Lot: 3310004 Neigh.: Zone: R30 Vol: 650 Page: 714

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	220,760
Resident Outbldg	3.00	31,990

Exemptions

Exempt Cat	Amount
Resident Excess	.17 910

Last sale

Sale date: 06-Nov-2012
 Sale price:
 Sale valid: 13

Values

Mkt value :
 Cost value: 537,371

Summary

Total assessments	376,160
Total exemptions	
Net assessment	376,160

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	175,000	175,000		175,000	122,500
Primary Site		30,056					
RES	12	.173	7,500	1,298		1,298	909
Residual		7,536					

.863 acres

Total land value

176,298

123,409

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	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	2
Grade	40	B	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1994	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,082	280,310
Basement	Full				
Heating	Yes	A/C Yes			8,050
Plumbing	2 F/B	1 H/B	2 Add'l fix.	1 Wh/p	12,000
Attic	None		Attic size:		
Additions					77,967
Other Features		WB Stks			6,750

Sub-Total				385,077
Grade	B	Factor 1.2600		485,197
CDU		C&D Factor 1.00		485,197
Depreciation		35 %		315,378
		Computed cost value @ 70%		220,765

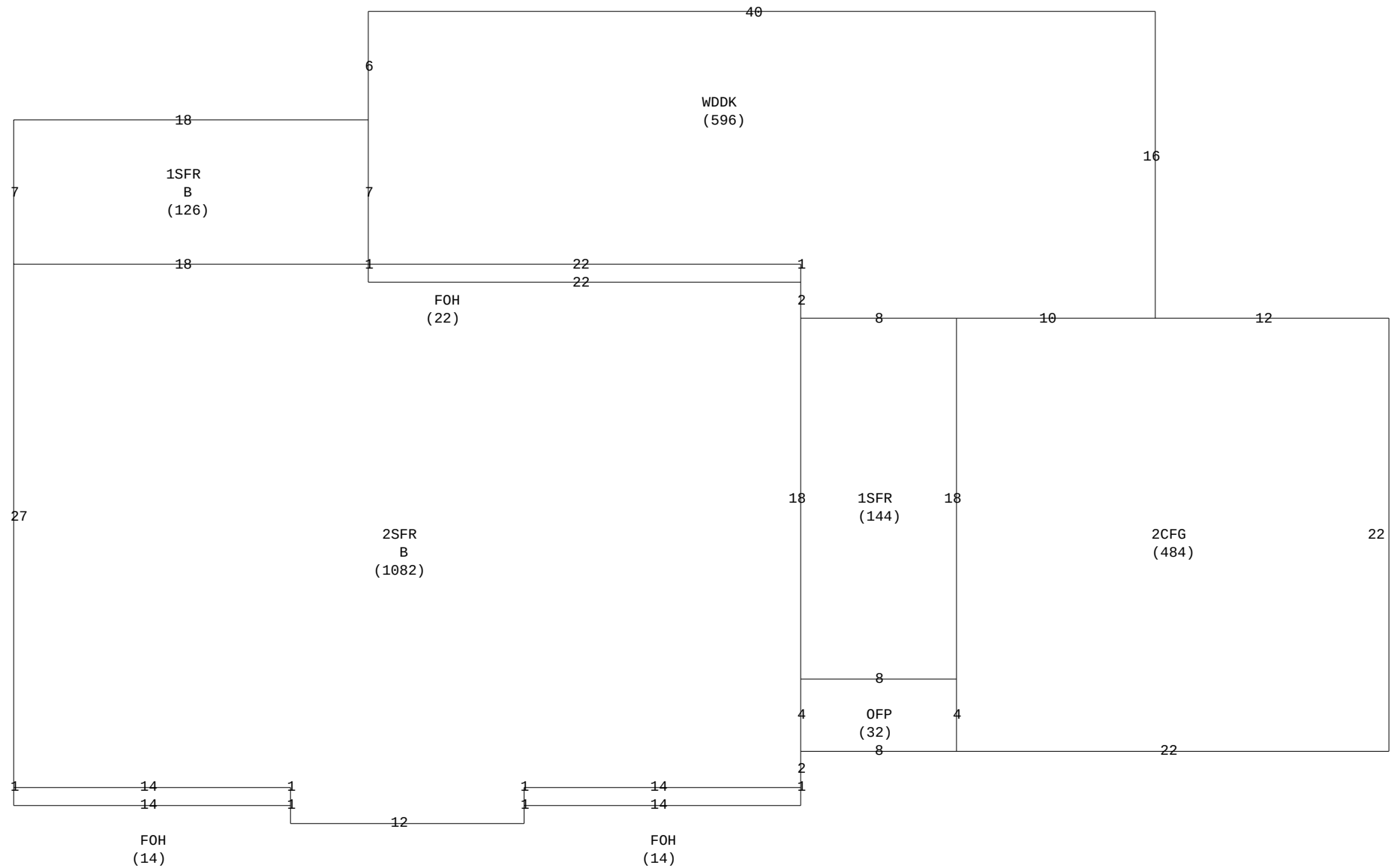
Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	14	1,282
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P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	AIR Air conditioning	144	438
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	OVER Frame Overhang	22	2,015
L Living Area	BSMT Basement addition	126	2,322
L Living Area	FRFF Frame first floor	126	14,425
L Living Area	AIR Air conditioning	126	383
P Porches, Patios, Decks	DECK Wood deck	596	15,788

Total additions 77,967

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	12	192	30.00	1995	C	5,760	50	2,900
Utility Shed									
RP1 Pool w/ Plastic Linr	23	46	1,058	74.05	2008	C	78,345	50	39,200
RS1 Frame	10	24	240	30.00	2008	C	7,200	50	3,600
Utility Shed									
Value at 70%			31,990					Value at 100%	45,700



ACREAGE CHANGE FROM .726 to .863 ACS T/C MAP #07/56 (6 NORTHGATE)
V 650 P 714 11/6/12 SALE PRICE \$384,000 INCLUDES 6 NORTHGATE