

Property at 00010 NORTHGATE

Prop ID 3310010

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Administrative Information

Owner name: HEGDE UPENDRA P AND
Second name: POORNIMA U
Address: 10 NORTHGATE
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 3310010 Neigh.: Zone: R40 Vol: 478 Page: 660

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Sep-2003
Resident Land	.92	122,500				Sale price: 700,000
Resident Excess	.62	3,260				Sale valid: Y
Resident Dwelling	1.00	334,520				Values
Resident Outbldg	1.00	20,720				Mkt value :
						Cost value: 687,143
Summary			Utilities		Sales ratios	
Total assessments	481,000		Water	Connecticut	Cost/sale :	.9816
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	481,000		Gas	CNG	Assmt/sale:	.6871

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site		40,075						
RES	12	.620	7,500	4,650			4,650	3,255
Residual		27,007						
1.540 acres				Total land value			179,650	125,755

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
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	47	A-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	900
Interior Cond	05	Good	Living area	3,284
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	
			Saunas	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1994	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,560	373,660
Basement	Full				
Heating	Yes	A/C Yes			10,690
Plumbing	4 F/B	2 H/B 2 Add'l fix.	1 Wh/p	Saunas	25,500
Attic	None	Attic size:			
Additions					65,384
Other Features		WB Stks	RR		31,805
Sub-Total					507,039
Grade	A-	Factor 1.4500			735,207
CDU		C&D Factor 1.00			735,207
Depreciation		35 %			477,885
Computed cost value @ 70%					334,520

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	782	35,035
L Living Area	BSMT Basement addition	164	3,022
L Living Area	FRFF Frame first floor	164	18,775
L Living Area	AIR Air conditioning	164	499
P Porches, Patios, Decks	DECK Wood deck	304	8,053
Total additions			65,384

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	20	40	800	74.05	2000	C	59,240	50	29,600
Value at 70%		20,720	Value at 100%		29,600				

