

Property at 00025 NORTHGATE

Prop ID 3310025

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Administrative Information

Owner name: KOUL NEERAJ TRUSTEE
 Second name: PURI HARSHADA S TRUSTEE
 Address: 25 NORTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3310025 Neigh.: Zone: R40 Vol: 815 Page: 633

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Jun-2019
Resident Land	.92	122,500				Sale price: 621,500
Resident Excess	.39	2,040				Sale valid:
Resident Dwelling	1.00	390,050				Values
Resident Outbldg	1.00	19,810				Mkt value :
						Cost value: 763,429
Summary			Utilities		Sales ratios	
Total assessments	534,400		Water	Connecticut	Cost/sale :	1.2284
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	534,400		Gas	CNG	Assmt/sale:	.8599

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	.389	7,500	2,918			2,918	2,043
Residual	16,945							
1.309 acres				Total land value			177,918	124,543

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	4
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	4
Grade	47	A-	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1993	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,689	398,850
Basement	Full				
Heating	Yes	A/C Yes			11,400
Plumbing	4 F/B	1 H/B 4 Add'l fix.	1 Wh/p	Saunas	23,000
Attic	None	Attic size:			
Additions					107,613
Other Features	WB Stks	RR			50,340
Sub-Total					591,203
Grade	A-	Factor 1.4500			857,244
CDU		C&D Factor 1.00			857,244
Depreciation		35 %			557,209
		Computed cost value @ 70%			390,046

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	219	25,071
G Garages	FRL Attached frame GT 65	828	37,096
G Garages	FSF Full-story fin o/gar	649	43,473
L Living Area	AIR Air conditioning	649	1,973
Total additions			107,613

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	32	512	110.5		C	56,602	50	28,300
Value at 70%			19,810				Value at 100%		28,300

