

Property at 00031 NORTHGATE

Prop ID 3310031

Printed 07-Feb-2024 9:45 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LOBO PRIYA M AND
Second name: DIAS RICHARD L
Address: 31 NORTHGATE
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 3310031 Neigh.: Zone: R40 Vol: 654 Page: 439

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Excess	.03	150
Resident Dwelling	1.00	395,610

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Aug-2008
Sale price: 780,000
Sale valid:

Values

Mkt value :
Cost value: 740,371

Summary

Total assessments	518,260
Total exemptions	
Net assessment	518,260

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .9492
Mkt/sale :
Assmt/sale: .6644

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	.028	7,500	210			210	147
Residual	1,220							

.948 acres

Total land value

175,210

122,647

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
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 3
Garage	23	Attached 3 car	Masonry trim sf
Area Over Gar.	99	None	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures 4
Air Condition	01	Central Air	Rec Room Size 750
Interior Cond	05	Good	Living area 3,816
Exterior Cond	05	Good	Whirlpools 1
			# Living Units 1
			M/F stacks
			W/B stacks 1
			W/B openings 2
			Actual Year Built: 1993

Building Valuation Summary

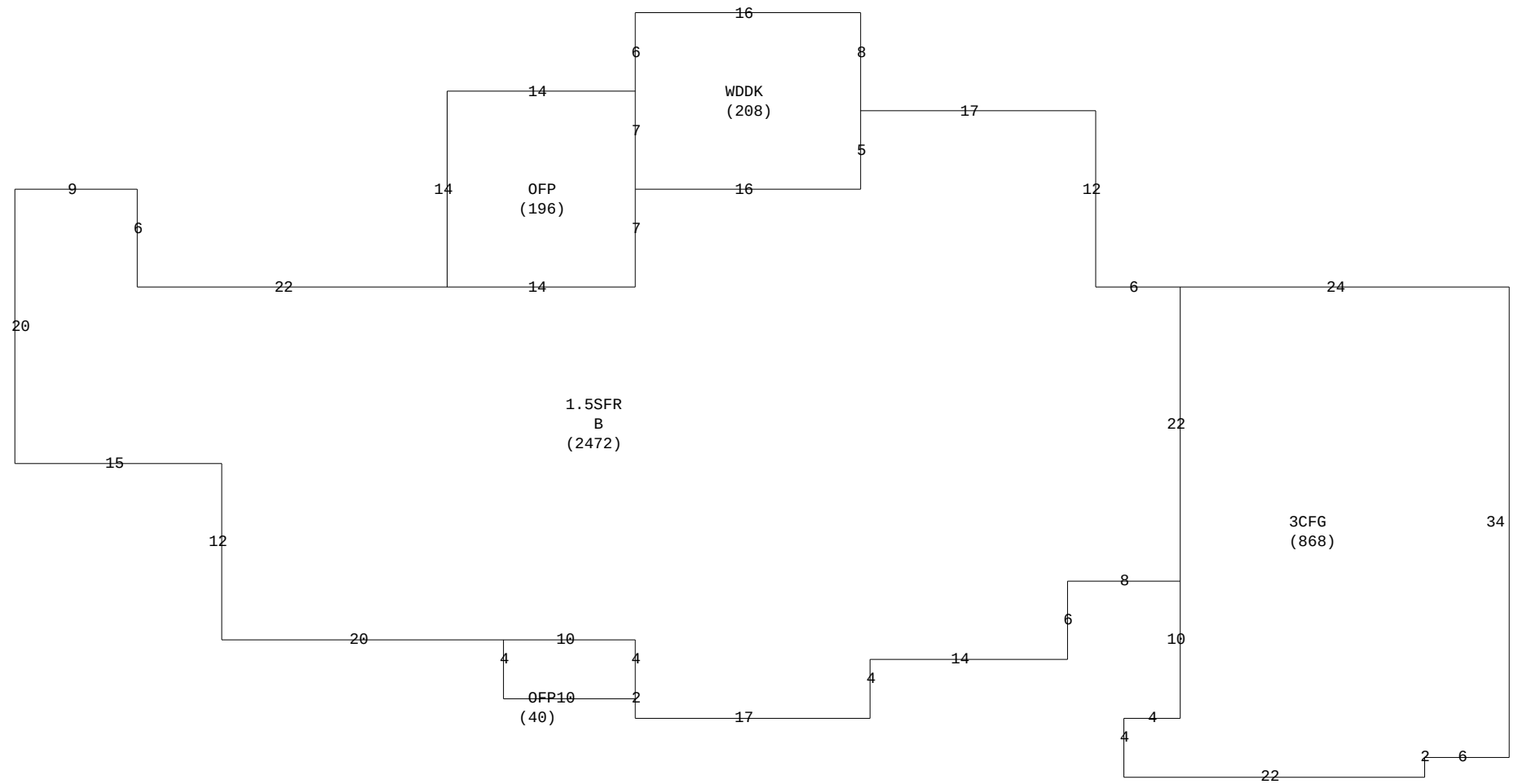
Dwelling	Frame	1 1/2 story w/bsmt	Area	2,472	481,120
Basement	Full				
Heating	Yes	A/C Yes			13,700
Plumbing	3 F/B	1 H/B 4 Add'l fix.	1 Wh/p	Saunas	18,000
Attic	None	Attic size:			
Additions					58,776
Other Features	WB Stks	RR			28,046

Sub-Total					599,642
Grade	A-	Factor 1.4500			869,481
CDU		C&D Factor 1.00			869,481
Depreciation		35 %			565,163
		Computed cost value @ 70%			395,614

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
G Garages	FRL Attached frame GT 65	868	38,888
P Porches, Patios, Decks	DECK Wood deck	208	5,510
P Porches, Patios, Decks	FOFF Frame open first flo	196	11,941

Total additions 58,776



2nd Fl.=1344SQ.ft.