

Property at 00039 NORTHGATE

Prop ID 3310039

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Administrative Information

Owner name: BARRY RICHARD L TRUSTEE
 Second name:
 Address: 39 NORTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3310039 Neigh.: Zone: R40 Vol: 818 Page: 114

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Jul-1994
Resident Land	.92	122,500				Sale price: 535,000
Resident Dwelling	1.00	434,950				Sale valid:
						Values
						Mkt value :
						Cost value: 796,357
Summary			Utilities		Sales ratios	
Total assessments	557,450		Water	Connecticut	Cost/sale :	1.4885
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	557,450		Gas	CNG	Assmt/sale:	1.0420

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					
				.920 acres	Total land value	175,000	122,500

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	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.	05	Half Story Finis	Half Baths	3
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	521
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,834
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	3
			Actual Year Built: 1992	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,159	490,640
Basement	Full				
Heating	Yes	A/C Yes			13,990
Plumbing	3 F/B	3 H/B	1 Add'l fix.	1 Wh/p	23,500
Attic	None		Attic size:		
Additions					107,911
Other Features		WB Stks	RR		23,223
Sub-Total					659,264
Grade	A-	Factor 1.4500			955,933
CDU		C&D Factor 1.00			955,933
Depreciation		35 %			621,356
Computed cost value @ 70%					434,949

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
G Garages	FRL Attached frame GT 65	839	37,589
P Porches, Patios, Decks	DECK Wood deck	344	9,113
L Living Area	OVER Frame Overhang	20	1,832
L Living Area	BSMT Basement addition	128	2,359
L Living Area	FRFF Frame first floor	128	14,654
L Living Area	AIR Air conditioning	128	389
P Porches, Patios, Decks	FOFF Frame open first flo	210	12,794
G Garages	FSF Full-story fin o/gar	368	24,650
L Living Area	AIR Air conditioning	368	1,119
Total additions			107,911

