

Property at 00040 NORTHGATE

Prop ID 3310040

Printed 07-Feb-2024 9:46 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GRIFFITH DAVID A &
Second name: SHERRY A
Address: 40 NORTHGATE
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 3310040 Neigh.: Zone: R40 Vol: 429 Page: 511

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Excess	.05	270
Resident Dwelling	1.00	474,450

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-May-2002
Sale price: 740,000
Sale valid: Y

Values

Mkt value :
Cost value: 853,171

Summary

Total assessments	597,220
Total exemptions	
Net assessment	597,220

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1529
Mkt/sale :
Assmt/sale: .8071

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	.052	7,500	390			390	273
Residual	2,265							

.972 acres Total land value 175,390 122,773

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			2,009	461,340
Basement	Full with walk					
Heating	Yes	A/C Yes				13,160
Plumbing	4 F/B	2 H/B	1 Add'l fix.	1 Wh/p	Saunas	25,000
Attic	None			Attic size:		
Additions						112,895
Other Features	WB Stks	RR				60,342

Sub-Total						672,737
Grade	A	Factor 1.5500				1,042,742
CDU		C&D Factor 1.00				1,042,742
Depreciation		35 %				677,782
		Computed cost value @ 70%				474,447

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
P Porches, Patios, Decks	DECK Wood deck	354	9,377
L Living Area	BSMT Basement addition	36	663
L Living Area	FRFF Frame first floor	36	4,121
L Living Area	AIR Air conditioning	36	109
L Living Area	BSMT Basement addition	418	7,703
L Living Area	FRFF Frame first floor	418	47,853
L Living Area	AIR Air conditioning	418	1,271
P Porches, Patios, Decks	FOFF Frame open first flo	86	5,240

Total additions 112,895

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	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 9 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 4 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 2 Finish bsmt sz
Attic	99	None	Addn'l fixtures 1 Rec Room Size 1,500
Grade	50	A	Whirlpools 1 Living area 4,436
Garage	23	Attached 3 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	04	Full with walk-o	W/B stacks 3
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 4
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1992

