

Property at 00044 NORTHGATE

Prop ID 3310044

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Administrative Information

Owner name: GOMEZ HERCULEZ AND
 Second name: TOSCANO ELSIE MARIA VARGAS
 Address: 44 NORTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 3310044 Neigh.: Zone: R40 Vol: 798 Page: 450

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Excess	.01	40
Resident Dwelling	1.00	402,240

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Nov-2024
 Sale price: 1,250,000
 Sale valid:

Values

Mkt value :
 Cost value: 749,686

Summary

Total assessments	524,780
Total exemptions	
Net assessment	524,780

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .5997
 Mkt/sale :
 Assmt/sale: .4198

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	.007	7,500	53			53	37
Residual		305						

.927 acres

Total land value

175,053

122,537

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	8
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	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	918
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,140
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1993	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	2,288	449,790
Basement	Full with walk				
Heating	Yes	A/C Yes			12,810
Plumbing	4 F/B	1 H/B	4 Add'l fix.	1 Wh/p	23,000
Attic	None		Attic size:		
Additions					85,082
Other Features		WB Stks	RR		39,006
Sub-Total					609,688
Grade	A-	Factor 1.4500			884,048
CDU		C&D Factor 1.00			884,048
Depreciation		35 %			574,631
Computed cost value @ 70%					402,242

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	922	41,307
L Living Area	BSMT Basement addition	84	1,548
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	AIR Air conditioning	84	255
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698
P Porches, Patios, Decks	DECK Wood deck	352	9,324
L Living Area	BSMT Basement addition	52	958
L Living Area	FRFF Frame first floor	52	5,953
L Living Area	AIR Air conditioning	52	158
P Porches, Patios, Decks	FOFF Frame open first flo	70	4,265

Total additions 85,082

