

Property at 00047 NORTHGATE

Prop ID 3310047

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Administrative Information

Owner name: FUSCO JENNIFER GROVES AND
Second name: FUSCO PETER
Address: 47 NORTHGATE
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 3310047 Neigh.: Zone: R40 Vol: 724 Page: 478

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Excess	1.31	6,900
Resident Dwelling	1.00	486,650

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Nov-2018
Sale price: 735,000
Sale valid:

Values

Mkt value :
Cost value: 880,071

Summary

Total assessments	616,050
Total exemptions	
Net assessment	616,050

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1974
Mkt/sale :
Assmt/sale: .8382

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	1.314	7,500	9,855			9,855	6,899
Residual	57,238							

2.234 acres

Total land value

184,855

129,399

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		2,169	492,590
Basement	Full with walk				
Heating	Yes	A/C Yes			14,040
Plumbing	3 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas 21,000
Attic	None		Attic size:		
Additions					122,603
Other Features	WB Stks	RR			39,808

Sub-Total				690,041
Grade	A	Factor 1.5500		1,069,564
CDU		C&D Factor 1.00		1,069,564
Depreciation		35 %		695,217
		Computed cost value @ 70%		486,652

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	494	13,086
L Living Area	OVER Frame Overhang	20	1,832
L Living Area	BSMT Basement addition	72	1,327
L Living Area	AIR Air conditioning	72	219
G Garages	FRL Attached frame GT 65	828	37,096
G Garages	FSF Full-story fin o/gar	528	35,368
L Living Area	AIR Air conditioning	528	1,605
L Living Area	OVER Frame Overhang	26	2,381
L Living Area	FRFF Frame first floor	72	8,243
P Porches, Patios, Decks	FOFF Frame open first flo	352	21,446

Total additions 122,603

Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	19	Modern 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	3	Masonry trim sf
Fuel	02	Natural Gas	Half Baths	2	Finish bsmt sz
Attic	99	None	Addn'l fixtures	3	Rec Room Size 950
Grade	50	A	Whirlpools	1	Living area 4,984
Garage	23	Attached 3 car	Saunas		# Living Units
Area Over Gar.	01	Fully Finished	M/F stacks		
Basement	04	Full with walk-o	W/B stacks	2	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	3	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 1994		

