

Property at 00050 NORTHGATE

Prop ID 3310050

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Administrative Information

Owner name: OKVAT GEORGE T & MARY A
 Second name:
 Address: 50 NORTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 3310050 Neigh.: Zone: R40 Vol: 683 Page: 455

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 09-Mar-2015
Resident Land	.92	122,500				Sale price: 695,000
Resident Excess	.24	1,250				Sale valid:
Resident Dwelling	1.00	428,150				Values
Resident Outbldg	1.00	25,060				Mkt value :
						Cost value: 824,229
Summary			Utilities		Sales ratios	
Total assessments		576,960	Water	Connecticut	Cost/sale :	1.1859
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		576,960	Gas	CNG	Assmt/sale:	.8302

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	.238	7,500	1,785			1,785	1,250
Residual		10,367						
1.158 acres				Total land value			176,785	123,750

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	20	Modern Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
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	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	880
Interior Cond	05	Good	Living area	4,420
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			Saunas	
			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	2,584	500,190
Basement	Full				
Heating	Yes	A/C Yes			14,230
Plumbing	4 F/B	2 H/B 2 Add'l fix.	1 Wh/p	Saunas	25,500
Attic	None	Attic size:			
Additions					77,731
Other Features		WB Stks	RR		31,303
Sub-Total					648,954
Grade	A-	Factor 1.4500			940,983
CDU		C&D Factor 1.00			940,983
Depreciation		35 %			611,639
		Computed cost value @ 70%			428,147

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	878	39,336
G Garages	FSF Full-story fin o/gar	530	35,502
L Living Area	AIR Air conditioning	530	1,611
L Living Area	OVER Frame Overhang	14	1,282
Total additions			77,731

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	36	648	110.5	2020	C	71,636	50	35,800
Value at 70%		25,060	Value at 100%		35,800				

