

Property at 00051 NORTHGATE

Prop ID 3310051

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Administrative Information

Owner name: MATHIAS EDWARD M AND
 Second name: KIRSTIN T
 Address: 51 NORTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3310051 Neigh.: Zone: R40 Vol: 709 Page: 336

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Excess	1.07	5,630
Resident Dwelling	1.00	530,250

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-May-2017
 Sale price: 768,000
 Sale valid:

Values

Mkt value :
 Cost value: 940,543

Summary

Total assessments	658,380
Total exemptions	
Net assessment	658,380

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2247
 Mkt/sale :
 Assmt/sale: .8573

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	1.072	7,500	8,040			8,040	5,628
Residual		46,696						

1.992 acres

Total land value

183,040

128,128

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	2,203	499,230
Basement	Full		
Heating	Yes A/C Yes		14,230
Plumbing	4 F/B 2 H/B 4 Add'l fix. 1 Wh/p	Saunas	26,500
Attic	None Attic size:		
Additions			120,266
Other Features	WB Stks RR		46,073
Sub-Total			706,299
Grade	A+ Factor 1.6500		1,165,393
CDU	C&D Factor 1.00		1,165,393
Depreciation	35 %		757,505
	Computed cost value @ 70%		530,254

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,014	45,429
G Garages	FSF Full-story fin o/gar	426	28,535
L Living Area	AIR Air conditioning	426	1,295
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	BSMT Basement addition	176	3,243
L Living Area	FRFF Frame first floor	176	20,149
L Living Area	AIR Air conditioning	176	535
P Porches, Patios, Decks	FOFF Frame open first flo	270	16,450

Total additions 120,266

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	10 Garage cars 3
Interior Walls	02	Drywall	Bedrooms	4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms	1 Dormer linear f
Heating System	07	Hydro Air	Full Baths	4 Masonry trim sf
Fuel	02	Natural Gas	Half Baths	2 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	4 Rec Room Size 1,200
Grade	53	A+	Whirlpools	1 Living area 5,008
Garage	23	Attached 3 car	Saunas	# Living Units 1
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	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: 1993	

