

Property at 00055 NORTHGATE

Prop ID 3310055

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Administrative Information

Owner name: MOCK TERRY W & APRIL M CO-TTEES
 Second name:
 Address: 55 NORTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3310055 Neigh.: Zone: R40 Vol: 814 Page: 500

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-Aug-2013
Resident Land	.92	122,500				Sale price: 668,000
Resident Excess	.02	100				Sale valid:
Resident Dwelling	1.00	443,210				Values
Resident Outbldg	1.00	980				Mkt value :
						Cost value: 809,700
Summary			Utilities		Sales ratios	
Total assessments	566,790		Water	Connecticut	Cost/sale :	1.2121
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	566,790		Gas	CNG	Assmt/sale:	.8485

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	.019	7,500	143			143	100
Residual		828						
.939 acres			Total land value				175,143	122,600

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
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	50	A	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	800
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,380
			# Living Units	
			Actual Year Built: 1993	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	415,840
Basement	Full with walk		1,776	
Heating	Yes	A/C Yes		11,880
Plumbing	4 F/B	2 H/B	3 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				26,000
Other Features		WB Stks	RR	141,174
				33,549
Sub-Total				628,443
Grade	A	Factor 1.5500		974,087
CDU		C&D Factor 1.00		974,087
Depreciation		35 %		633,157
		Computed cost value @ 70%		443,210

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698
L Living Area	FRUF Frame upper full	192	16,076
L Living Area	AIR Air conditioning	192	584
L Living Area	BSMT Basement addition	300	5,528
L Living Area	FRFF Frame first floor	300	34,344
L Living Area	AIR Air conditioning	300	912
G Garages	FRL Attached frame GT 65	764	34,229
G Garages	FSF Full-story fin o/gar	336	22,507
L Living Area	AIR Air conditioning	336	1,021
P Porches, Patios, Decks	BPAT Brick/flagstone pati	626	14,275

Total additions 141,174

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	1996	C	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400

