

Property at 00056 NORTHGATE

Prop ID 3310056

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Administrative Information

Owner name: KASTRATI MARIA & KASTRIOT
 Second name:
 Address: 56 NORTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3310056 Neigh.: Zone: R40 Vol: 794 Page: 377

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Excess	.27	1,400
Resident Dwelling	1.00	457,220

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Jun-2024
 Sale price: 1,100,000
 Sale valid:

Values

Mkt value :
 Cost value: 830,171

Summary

Summary	Amount
Total assessments	581,120
Total exemptions	
Net assessment	581,120

Utilities

Utilities	Amount
Water Connecticut	
Sewer Public sewer	
Gas CNG	

Sales ratios

Cost/sale : .7547
 Mkt/sale :
 Assmt/sale: .5283

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	.266	7,500	1,995			1,995	1,397
Residual		11,587						

1.186 acres

Total land value

176,995

123,897

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	02	Natural Gas	Half Baths	2
Attic	99	None	Addn'l fixtures	3
Grade	50	A	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	4,674
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1993	

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area 1,886	458,660
Basement	Full			
Heating	Yes	A/C Yes		12,480
Plumbing	4 F/B	2 H/B 3 Add'l fix.	1 Wh/p	26,000
Attic	None	Attic size:		
Additions				135,165
Other Features	WB Stks			16,000
Sub-Total				648,305
Grade	A	Factor 1.5500		1,004,873
CDU		C&D Factor 1.00		1,004,873
Depreciation		35 %		653,167
Computed cost value @ 70%				457,217

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	302	5,565
L Living Area	FRFF Frame first floor	302	34,573
L Living Area	AIR Air conditioning	302	918
L Living Area	BSMT Basement addition	48	885
L Living Area	FRFF Frame first floor	48	5,495
L Living Area	AIR Air conditioning	48	146
L Living Area	OVER Frame Overhang	52	4,762
L Living Area	AIR Air conditioning	52	158
G Garages	FRL Attached frame GT 65	974	43,637
G Garages	FSF Full-story fin o/gar	500	33,492
L Living Area	AIR Air conditioning	500	1,520
P Porches, Patios, Decks	BPAT Brick/flagstone pati	176	4,014

Total additions 135,165

