

Property at 00063 NORTHGATE

Prop ID 3310063

Printed 07-Feb-2024 9:47 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BHAVE VIKRAM AND
 Second name: SRIVASTAVA RASHMI
 Address: 63 NORTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3310063 Neigh.: Zone: R40 Vol: 751 Page: 370

Assessments

Assmt category	Qty	Amount
Resident Land	.93	122,500
Resident Dwelling	1.00	512,830
Resident Excess	.08	400

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Dec-2020
 Sale price: 775,000
 Sale valid:

Values

Mkt value :
 Cost value: 908,186

Summary

Total assessments	635,730
Total exemptions	
Net assessment	635,730

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1719
 Mkt/sale :
 Assmt/sale: .8203

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.930	175,000	175,000			175,000	122,500
Primary Site		40,511						
RES	12	.076	7,500	570			570	399
Residual		3,311						

1.006 acres

Total land value

175,570

122,899

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	2,053	469,940
Basement	Full with walk			
Heating	Yes	A/C Yes		13,400
Plumbing	5 F/B	2 H/B	5 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				170,750
Other Features	WB Stks	RR		41,067

Sub-Total		727,157
Grade	A	Factor 1.5500
CDU	C&D Factor 1.00	1,127,093
Depreciation	35 %	732,610
	Computed cost value @ 70%	512,827

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	306	35,031
L Living Area	AIR Air conditioning	306	930
L Living Area	FRFF Frame first floor	328	37,550
L Living Area	AIR Air conditioning	328	997
G Garages	FRL Attached frame GT 65	847	37,947
L Living Area	OVER Frame Overhang	14	1,282
L Living Area	OVER Frame Overhang	17	1,557
L Living Area	OVER Frame Overhang	16	1,465
P Porches, Patios, Decks	DECK Wood deck	357	9,457
P Porches, Patios, Decks	FEFF Frame enclosed first	467	44,534

Total additions 170,750

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	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	06	W/W over wood	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 5
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 5
Air Condition	01	Central Air	Rec Room Size 1,100
Interior Cond	05	Good	Living area 4,787
Exterior Cond	05	Good	Whirlpools 1
			# Living Units 1
			M/F stacks
			W/B stacks 2
			W/B openings 2
			Actual Year Built: 1994

