

Property at 00069 NORTHGATE

Prop ID 3310069

Printed 07-Feb-2024 9:48 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GOKCEN BULENT
 Second name:
 Address: 69 NORTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map: 95 051
 Lot: 3310069 Neigh.: Zone: R40 Vol: 721 Page: 1254

Assessments

Assmt category	Qty	Amount
Resident Land	.93	122,500
Resident Dwelling	1.00	482,510

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Aug-2018
 Sale price: 665,000
 Sale valid:

Values

Mkt value :
 Cost value: 864,300

Summary

Total assessments	605,010
Total exemptions	
Net assessment	605,010

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2997
 Mkt/sale :
 Assmt/sale: .9098

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						

.930 acres Total land value 175,000 122,500

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,992	458,020
Basement	Full with walk			
Heating	Yes	A/C Yes		13,070
Plumbing	4 F/B	2 H/B	3 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				126,604
Other Features	Mason Trim WB Stks	RR		55,425

Sub-Total		679,119
Grade	A-	Factor 1.4500
CDU		C&D Factor 1.00
Depreciation		30 %
		Computed cost value @ 70%
		482,514

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	270	4,976
L Living Area	FRFF Frame first floor	270	30,910
L Living Area	AIR Air conditioning	270	821
P Porches, Patios, Decks	DECK Wood deck	455	12,053
G Garages	FRL Attached frame GT 65	847	37,947
G Garages	FSF Full-story fin o/gar	528	35,368
L Living Area	AIR Air conditioning	528	1,605
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924

Total additions 126,604

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	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
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	848
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	1,000
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,782
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1996	

