

Property at 00073 NORTHGATE

Prop ID 3310073

Printed 03-Jul-2025 3:26 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GARG AMIT & MINAL
 Second name:
 Address: 73 NORTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3310073 Neigh.: Zone: R40 Vol: 804 Page: 1296

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Excess	.02	100
Resident Dwelling	1.00	479,690
Resident Outbldg	1.00	16,800

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Jun-2025
 Sale price: 1,135,000
 Sale valid:

Values

Mkt value :
 Cost value: 884,414

Summary

Total assessments	619,090	
Total exemptions		
Net assessment	619,090	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	CNG	

Sales ratios

Cost/sale : .7792
 Mkt/sale :
 Assmt/sale: .5455

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	20	Modern Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
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	47	A-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	650
Area Over Gar.	99	None	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	920
Air Condition	01	Central Air	Addn'l fixtures	4
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,022
			Saunas	
			# Living Units	1
			M/F stacks	2
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1996	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	2,682
Basement	Full with walk		516,880
Heating	Yes	A/C Yes	14,710
Plumbing	4 F/B	2 H/B	4 Add'l fix.
Attic	None	1 Wh/p	Saunas
Additions		Attic size:	26,500
Other Features	Mason Trim WB Stks M Stks RR		70,243
			46,816

Sub-Total			675,149
Grade	A-	Factor 1.4500	978,966
CDU		C&D Factor 1.00	978,966
Depreciation		30 %	685,276
		Computed cost value @ 70%	479,693

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168
G Garages	FRL Attached frame GT 65	910	40,770
P Porches, Patios, Decks	DECK Wood deck	993	26,305

Total additions 70,243

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	36	648	74.05	1996	C	47,984	50	24,000
Value at 70%	16,800		Value at 100%				24,000		

Scale: 1" = 9.80 feet