

Property at 00076 NORTHGATE

Prop ID 3310076

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Administrative Information

Owner name: DISIENA MICHAEL S AND
Second name: SHAHRIARI MONA
Address: 76 NORTHGATE
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 3310076 Neigh.: Zone: R40 Vol: 760 Page: 1170

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Excess	.02	110
Resident Dwelling	1.00	523,900

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Jun-2021
Sale price: 925,000
Sale valid:

Values

Mkt value :
Cost value: 923,586

Summary

Total assessments	646,510
Total exemptions	
Net assessment	646,510

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .9985
Mkt/sale :
Assmt/sale: .6989

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	.020	7,500	150			150	105
Residual		871						

.940 acres

Total land value

175,150

122,605

Residential Dwelling Information

Subject Code Description

Condominium

Style	19	Modern 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	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	50	A	Full Baths	3
Garage	23	Attached 3 car	Half Baths	3
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,120
Interior Cond	05	Good	Living area	4,968
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1999				

Building Valuation Summary

			Area	
Dwelling	Masonry	2 story w/bsmt	2,148	512,320
Basement	Full with walk			
Heating	Yes	A/C Yes		13,920
Plumbing	3 F/B	3 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				25,000
Other Features	WB Stks	RR		96,985
				41,569

Sub-Total			689,794
Grade	A	Factor 1.5500	1,069,181
CDU		C&D Factor 1.00	1,069,181
Depreciation		30 %	748,427
		Computed cost value @ 70%	523,899

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	96	1,769
L Living Area	MAFF Masonry first floor	96	11,393
L Living Area	AIR Air conditioning	96	292
G Garages	MAL Attached masonry GT	785	35,170
G Garages	FSF Full-story fin o/gar	576	38,583
L Living Area	AIR Air conditioning	576	1,751
P Porches, Patios, Decks	BPAT Brick/flagstone pati	352	8,027

Total additions 96,985

