

Property at 00081 NORTHGATE

Prop ID 3310081

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

Administrative Information

Owner name: COLLINS IRINA
 Second name:
 Address: 81 NORTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3310081 Neigh.: Zone: R40 Vol: 694 Page: 673

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Jun-2010
Resident Land	.92	122,500				Sale price: 870,000
Resident Excess	.04	200				Sale valid:
Resident Dwelling	1.00	514,840				Values
Resident Outbldg	2.00	27,300				Mkt value :
						Cost value: 949,771
Summary			Utilities		Sales ratios	
Total assessments	664,840		Water	Connecticut	Cost/sale :	1.0917
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	664,840		Gas	CNG	Assmt/sale:	.7642

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	.038	7,500	285			285	200
Residual	1,655							
		.958 acres	Total land value				175,285	122,700

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	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	4
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	4
Garage	24	Attached 4 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	3
Air Condition	01	Central Air	Rec Room Size	924
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,858
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1998	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,995	458,610
Basement	Full with walk				
Heating	Yes	A/C Yes			13,080
Plumbing	4 F/B	2 H/B	3 Add'l fix.	1 Wh/p	26,000
Attic	None	Attic size:			
Additions					141,022
Other Features	WB Stks	RR			39,156
Sub-Total					677,868
Grade	A	Factor 1.5500			1,050,695
CDU		C&D Factor 1.00			1,050,695
Depreciation		30 %			735,487
Computed cost value @ 70%					514,841

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	196	1,671
L Living Area	BSMT Basement addition	280	5,160
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	AIR Air conditioning	280	851
P Porches, Patios, Decks	DECK Wood deck	676	17,907
G Garages	FRL Attached frame GT 65	942	42,203
G Garages	FSF Full-story fin o/gar	588	39,387
L Living Area	AIR Air conditioning	588	1,788
Total additions			141,022

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	38	684	110.5	1999	C	75,616	50	37,800
RS1 Frame Utility Shed	8	10	80	30.00	2011	C	2,400	50	1,200
Value at 70%	27,300		Value at 100%		39,000				

