

Property at 00083 NORTHGATE

Prop ID 3310083

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Administrative Information

Owner name: LYBECK KEVIN L AND
Second name: SUSAN C
Address: 83 NORTHGATE
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 3310083 Neigh.: Zone: R40 Vol: 417 Page: 561

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Excess	1.07	5,610
Resident Dwelling	1.00	391,690

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 10-Dec-2001
Sale price: 565,000
Sale valid: Y

Values

Mkt value :
Cost value: 742,571

Summary

Total assessments	519,800
Total exemptions	
Net assessment	519,800

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.3143
Mkt/sale :
Assmt/sale: .9200

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	1.068	7,500	8,010		8,010	5,607
Residual		46,522					

1.988 acres

Total land value

183,010

128,107

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,292	321,320
Basement	Full with walk					
Heating	Yes	A/C Yes				9,210
Plumbing	4 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas	21,500
Attic	None			Attic size:		
Additions						99,363
Other Features		WB Stks	RR			29,944

Sub-Total						481,337
Grade	A	Factor 1.5500				746,072
CDU		C&D Factor 1.00				746,072
Depreciation		25 %				559,554
		Computed cost value @ 70%				391,688

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	854	38,261
G Garages	FSF Full-story fin o/gar	396	26,526
L Living Area	AIR Air conditioning	396	1,204
P Porches, Patios, Decks	DECK Wood deck	336	8,901
L Living Area	BSMT Basement addition	180	3,317
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	AIR Air conditioning	180	547

Total additions 99,363

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	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	50	A	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	726
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,160
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	3
			Actual Year Built: 2001	

