

Property at 00085 NORTHGATE

Prop ID 3310085

Printed 07-Feb-2024 9:49 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KUNKEL THOMAS & LETHA V
 Second name:
 Address: 85 NORTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3310085 Neigh.: Zone: R40 Vol: 414 Page: 570

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Excess	.92	4,840
Resident Dwelling	1.00	468,670

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Oct-2001
 Sale price: 665,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 851,443

Summary

Total assessments	596,010
Total exemptions	
Net assessment	596,010

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2804
 Mkt/sale :
 Assmt/sale: .8963

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	.921	7,500	6,908			6,908	4,836
Residual		40,119						

1.841 acres

Total land value

181,908

127,336

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	374,630
Basement	Full with walk		1,565	
Heating	Yes	A/C Yes		10,710
Plumbing	4 F/B	1 H/B	4 Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				118,323
Other Features		WB Stks M Stks RR		51,779

Sub-Total			575,942
Grade	A	Factor 1.5500	892,710
CDU		C&D Factor 1.00	892,710
Depreciation		25 %	669,533
		Computed cost value @ 70%	468,673

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	884	39,605
G Garages	FSF Full-story fin o/gar	522	34,966
L Living Area	AIR Air conditioning	522	1,587
P Porches, Patios, Decks	DECK Wood deck	322	8,530
L Living Area	BSMT Basement addition	184	3,391
L Living Area	FRFF Frame first floor	184	21,065
L Living Area	AIR Air conditioning	184	559
P Porches, Patios, Decks	BPAT Brick/flagstone pati	378	8,620

Total additions 118,323

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 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	Addn'l fixtures 4
Air Condition	01	Central Air	Rec Room Size 1,308
Interior Cond	05	Good	Living area 4,110
Exterior Cond	05	Good	Whirlpools
			# Living Units 1
			M/F stacks 1
			W/B stacks 2
			W/B openings 3
			Actual Year Built: 2001

