

Property at 00087 NORTHGATE

Prop ID 3310087

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

Administrative Information

Owner name: SAGIV JESSICA
 Second name:
 Address: 87 NORTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3310087 Neigh.: Zone: R40 Vol: 663 Page: 588

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Excess	.02	110
Resident Dwelling	1.00	485,430
Resident Outbldg	2.00	34,580

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Jun-2013
 Sale price: 790,000
 Sale valid:

Values

Mkt value :
 Cost value: 918,029

Summary

Total assessments	642,620
Total exemptions	
Net assessment	642,620

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1621
 Mkt/sale :
 Assmt/sale: .8134

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

Style	19	Modern Colonial
Exterior Walls	01	Clapboards
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	07	Hardwood/Carpet
Heating System	02	Forced Hot Air
Fuel	02	Natural Gas
Attic	99	None
Grade	50	A
Garage	23	Attached 3 car
Area Over Gar.	01	Fully Finished
Basement	04	Full with walk-o
Bsmt Fin Qual	03	Rec Room W/ Air
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 2.0		
Total Rooms	9	Garage cars 3
Bedrooms	4	Unfinished area
Family Rooms	1	Dormer linear f
Full Baths	4	Masonry trim sf
Half Baths	2	Finish bsmt sz
Addtn'l fixtures	2	Rec Room Size 900
Whirlpools	1	Living area 4,567
Saunas		# Living Units
M/F stacks		
W/B stacks	2	
W/B openings	2	

Actual Year Built: 1996

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,540	369,750
Basement	Full with walk		
Heating	Yes A/C Yes		10,580
Plumbing	4 F/B 2 H/B 2 Add'l fix. 1 Wh/p	Saunas	25,500
Attic	None Attic size:		
Additions			197,261
Other Features	WB Stks RR		36,055
Sub-Total			639,146
Grade	A Factor 1.5500		990,676
CDU	C&D Factor 1.00		990,676
Depreciation	30 %		693,473
	Computed cost value @ 70%		485,431

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,014	45,429
G Garages	FSF Full-story fin o/gar	832	55,731
L Living Area	AIR Air conditioning	832	2,529
L Living Area	OVER Frame Overhang	52	4,762
L Living Area	AIR Air conditioning	52	158
L Living Area	BSMT Basement addition	450	8,293
L Living Area	FRFF Frame first floor	450	51,516
L Living Area	AIR Air conditioning	450	1,368
P Porches, Patios, Decks	DECK Wood deck	252	6,675
L Living Area	BSMT Basement addition	153	2,819
L Living Area	FRFF Frame first floor	153	17,516
L Living Area	AIR Air conditioning	153	465

Total additions 197,261

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	38	684	110.5	2021	B	95,276	50	47,600
RS1 Frame Utility Shed	10	12	120	30.00	2022	C	3,600	50	1,800

Value at 70% 34,580

Value at 100% 49,400

