

Property at 00089 NORTHGATE

Prop ID 3310089

Printed 20-May-2025 2:09 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: PEACH KIERSTIN M  
Second name:  
Address: 89 NORTHGATE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 017 Clerk map:  
Lot: 3310089 Neigh.: Zone: R40 Vol: 803 Page: 314

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 122,500 |
| Resident Excess   | .96  | 5,060   |
| Resident Dwelling | 1.00 | 443,480 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 20-Dec-2019  
Sale price: 698,000  
Sale valid:

## Values

Mkt value :  
Cost value: 815,771

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 571,040 |
| Total exemptions  |         |
| Net assessment    | 571,040 |

## Utilities

|       |              |
|-------|--------------|
| Water | Connecticut  |
| Sewer | Public sewer |
| Gas   | CNG          |

## Sales ratios

Cost/sale : 1.1687  
Mkt/sale :  
Assmt/sale: .8181

## 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  | .964       | 7,500   | 7,230   |      |      | 7,230   | 5,061     |
| Residual     |     | 41,992     |         |         |      |      |         |           |

1.884 acres

Total land value

182,230

127,561

## Building Valuation Summary

|                |                |                |              |             | Area   |         |
|----------------|----------------|----------------|--------------|-------------|--------|---------|
| Dwelling       | Frame          | 2 story w/bsmt |              |             | 2,071  | 473,450 |
| Basement       | Full with walk |                |              |             |        |         |
| Heating        | Yes            | A/C            | Yes          |             |        | 13,500  |
| Plumbing       | 4 F/B          | 1 H/B          | 3 Add'l fix. | 1 Wh/p      | Saunas | 22,500  |
| Attic          | None           |                |              | Attic size: |        |         |
| Additions      |                |                |              |             |        | 80,924  |
| Other Features |                | WB Stks        | RR           |             |        | 33,810  |

|              |    |  |                           |  |  |         |
|--------------|----|--|---------------------------|--|--|---------|
| Sub-Total    |    |  |                           |  |  | 624,184 |
| Grade        | A- |  | Factor 1.4500             |  |  | 905,067 |
| CDU          |    |  | C&D Factor 1.00           |  |  | 905,067 |
| Depreciation |    |  | 30 %                      |  |  | 633,547 |
|              |    |  | Computed cost value @ 70% |  |  | 443,483 |

## Building additions

| Category                 | Type                     |  | Area | Value  |
|--------------------------|--------------------------|--|------|--------|
| G Garages                | FRL Attached frame GT 65 |  | 816  | 36,558 |
| G Garages                | FSF Full-story fin o/gar |  | 480  | 32,152 |
| L Living Area            | AIR Air conditioning     |  | 480  | 1,459  |
| P Porches, Patios, Decks | DECK Wood deck           |  | 406  | 10,755 |

Total additions 80,924

## 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 10 Garage cars 3        |
| Interior Walls | 02   | Drywall          | Bedrooms 5 Unfinished area          |
| Floors         | 07   | Hardwood/Carpet  | Family Rooms 1 Dormer linear f      |
| Heating System | 02   | Forced Hot Air   | Full Baths 4 Masonry trim sf        |
| Fuel           | 02   | Natural Gas      | Half Baths 1 Finish bsmt sz         |
| Attic          | 99   | None             | Addn'l fixtures 3 Rec Room Size 980 |
| Grade          | 47   | A-               | Whirlpools 1 Living area 4,622      |
| Garage         | 23   | Attached 3 car   | Saunas # Living Units 1             |
| Area Over Gar. | 01   | Fully Finished   | M/F stacks                          |
| Basement       | 04   | Full with walk-o | W/B stacks 1                        |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | W/B openings 2                      |
| Air Condition  | 01   | Central Air      |                                     |
| Interior Cond  | 05   | Good             |                                     |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1999             |

