

Property at 00091 NORTHGATE

Prop ID 3310091

Printed 07-Feb-2024 9:50 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CHETNANI JAIRAJ AND
 Second name: KRISHNAN MAHARAJINI
 Address: 91 NORTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3310091 Neigh.: Zone: R40 Vol: 674 Page: 428

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Excess	.94	4,940
Resident Dwelling	1.00	468,180

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-May-2014
 Sale price: 812,225
 Sale valid:

Values

Mkt value :
 Cost value: 850,886

Summary

Total assessments	595,620
Total exemptions	
Net assessment	595,620

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0476
 Mkt/sale :
 Assmt/sale: .7333

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	.940	7,500	7,050		7,050	4,935
Residual		40,946					

1.860 acres

Total land value

182,050

127,435

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	358,820
Basement	Full with walk		1,484	
Heating	Yes	A/C Yes		10,270
Plumbing	4 F/B	1 H/B 2 Add'l fix.	1 Wh/p	22,000
Attic	None	Attic size:		
Additions				153,201
Other Features	WB Stks	RR		31,043

Sub-Total		575,334
Grade A	Factor 1.5500	891,768
CDU	C&D Factor 1.00	891,768
Depreciation	25 %	668,826
	Computed cost value @ 70%	468,178

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	660	44,209
L Living Area	AIR Air conditioning	660	2,006
L Living Area	BSMT Basement addition	444	8,182
L Living Area	FRFF Frame first floor	444	50,830
L Living Area	AIR Air conditioning	444	1,350
P Porches, Patios, Decks	DECK Wood deck	380	10,066

Total additions 153,201

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 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 4 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 2 Rec Room Size 700
Grade	50	A	Whirlpools 1 Living area 4,072
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 2
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: 2001

