

Property at 00092 NORTHGATE

Prop ID 3310092

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## Administrative Information

Owner name: CHAMBERLIN CHRISTOPHER D &  
Second name: ACACIA E TRUSTEES  
Address: 92 NORTHGATE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 017 Clerk map:  
Lot: 3310092 Neigh.: Zone: R40 Vol: 793 Page: 769

| Assessments       |      |         | Exemptions |              | Last sale    |                        |
|-------------------|------|---------|------------|--------------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat          | Amount       | Sale date: 28-Aug-2020 |
| Resident Land     | .92  | 91,880  |            |              |              | Sale price: 680,000    |
| Resident Dwelling | 1.00 | 629,430 |            |              |              | Sale valid:            |
|                   |      |         |            |              | Values       |                        |
| Resident Excess   | .08  | 420     |            |              |              | Mkt value :            |
|                   |      |         |            |              |              | Cost value: 1,031,043  |
| Summary           |      |         | Utilities  |              | Sales ratios |                        |
| Total assessments |      | 721,730 | Water      | Connecticut  | Cost/sale :  | 1.5162                 |
| Total exemptions  |      |         | Sewer      | Public sewer | Mkt/sale :   |                        |
| Net assessment    |      | 721,730 | Gas        | CNG          | Assmt/sale:  | 1.0614                 |

## Land Information

| Type         | Use | Acres/SqFt  | Rate             | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|-------------|------------------|---------|------|------|---------|-----------|
| PRIM         | 11  | .920        | 175,000          | 175,000 |      | .25  | 131,250 | 91,875    |
| Primary Site |     | 40,075      |                  |         |      |      |         |           |
| RES          | 12  | .080        | 7,500            | 600     |      |      | 600     | 420       |
| Residual     |     | 3,485       |                  |         |      |      |         |           |
|              |     | 1.000 acres | Total land value |         |      |      | 131,850 | 92,295    |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |                  |
|----------------|------|------------------|-------------------------|------------------|
| Style          | 19   | Modern Colonial  |                         |                  |
| Exterior Walls | 02   | Wood Shingles    |                         |                  |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |                  |
| Roof Type      | 01   | Gable            |                         |                  |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 11               |
| Interior Walls | 02   | Drywall          | Garage cars             | 3                |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms                | 5                |
| Heating System | 02   | Forced Hot Air   | Family Rooms            | 1                |
| Fuel           | 02   | Natural Gas      | Full Baths              | 6                |
| Attic          | 01   | Fully Finished   | Half Baths              | 1                |
| Grade          | 50   | A                | Addtn'l fixtures        | 5                |
| Garage         | 23   | Attached 3 car   | Whirlpools              | 1                |
| Area Over Gar. | 01   | Fully Finished   | Saunas                  | # Living Units 1 |
| Basement       | 04   | Full with walk-o | M/F stacks              |                  |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | W/B stacks              | 2                |
| Air Condition  | 01   | Central Air      | W/B openings            | 4                |
| Interior Cond  | 04   | Average          |                         |                  |
| Exterior Cond  | 04   | Average          | Actual Year Built: 2005 |                  |

## Building Valuation Summary

|                |                                        | Area                      |           |
|----------------|----------------------------------------|---------------------------|-----------|
| Dwelling       | Frame 2 story w/bsmt                   | 2,295                     | 517,200   |
| Basement       | Full with walk                         |                           |           |
| Heating        | Yes A/C Yes                            |                           | 14,730    |
| Plumbing       | 6 F/B 1 H/B 5 Add'l fix. 1 Wh/p Saunas |                           | 33,500    |
| Attic          | Fully Finished Attic size: 1,200       |                           | 32,994    |
| Additions      |                                        |                           | 231,714   |
| Other Features | WB Stks RR                             |                           | 62,357    |
| Sub-Total      |                                        |                           | 892,495   |
| Grade          | A                                      | Factor 1.5500             | 1,383,367 |
| CDU            |                                        | C&D Factor 1.00           | 1,383,367 |
| Depreciation   |                                        | 35 %                      | 899,189   |
|                |                                        | Computed cost value @ 70% | 629,432   |

## Building additions

| Category                 | Type                      | Area  | Value   |
|--------------------------|---------------------------|-------|---------|
| G Garages                | FRL Attached frame GT 65  | 896   | 40,143  |
| G Garages                | FSF Full-story fin o/gar  | 576   | 38,583  |
| L Living Area            | AIR Air conditioning      | 576   | 1,751   |
| P Porches, Patios, Decks | FOFF Frame open first flo | 1,694 | 103,209 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 216   | 13,160  |
| L Living Area            | FRUF Frame upper full     | 216   | 18,086  |
| L Living Area            | AIR Air conditioning      | 216   | 657     |
| L Living Area            | FRFF Frame first floor    | 16    | 1,832   |
| P Porches, Patios, Decks | FOFF Frame open first flo | 36    | 2,193   |
|                          |                           |       |         |
| L Living Area            | BSMT Basement addition    | 89    | 1,640   |
| L Living Area            | FRFF Frame first floor    | 89    | 10,189  |
| L Living Area            | AIR Air conditioning      | 89    | 271     |
| Total additions          |                           |       | 231,714 |

