

Property at 00098 NORTHGATE

Prop ID 3310098

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

Administrative Information

Owner name: PIROG SEBASTIAN
 Second name:
 Address: 98 NORTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3310098 Neigh.: Zone: R40 Vol: 753 Page: 1294

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Excess	1.85	9,710
Resident Dwelling	1.00	679,500
Resident Outbldg	1.00	25,060

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 02-Feb-2021
 Sale price: 1,000,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,195,386

Summary

Total assessments	836,770
Total exemptions	
Net assessment	836,770

Utilities

Utility	Connecticut
Water	
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1954
 Mkt/sale :
 Assmt/sale: .8368

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	1.850	7,500	13,875			13,875	9,713
Residual		80,586						

2.770 acres

Total land value

188,875

132,213

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	18	Cottage		
Exterior Walls	02	Wood Shingles		
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	01	Fully Finished		
Grade	57	AA-		
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		

Actual Year Built: 2002

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,906	441,230
Basement	Full with walk			
Heating	Yes	A/C Yes		12,590
Plumbing	5 F/B	2 H/B	3 Add'l fix.	1 Wh/p Saunas
Attic	Fully Finished			Attic size: 220
Additions				183,647
Other Features	WB Stks	RR		58,598
Sub-Total				739,593
Grade	AA-	Factor 1.7500		1,294,288
CDU		C&D Factor 1.00		1,294,288
Depreciation		25 %		970,716
Computed cost value @ 70%				679,501

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	986	44,175
G Garages	FSF Full-story fin o/gar	672	45,013
L Living Area	AIR Air conditioning	672	2,043
L Living Area	FRFF Frame first floor	70	8,014
L Living Area	AIR Air conditioning	70	213
P Porches, Patios, Decks	F0FF Frame open first flo	462	28,148
L Living Area	BSMT Basement addition	358	6,597
L Living Area	FRFF Frame first floor	358	40,984
L Living Area	AIR Air conditioning	358	1,088
P Porches, Patios, Decks	F0FF Frame open first flo	49	2,985
P Porches, Patios, Decks	F0FF Frame open first flo	72	4,387

Total additions 183,647

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	36	648	110.5	2005	C	71,636	50	35,800
Value at 70%	25,060		Value at 100%				35,800		

Scale: 1" = 11.16 feet