

Property at 00099 NORTHGATE

Prop ID 3310099

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Administrative Information

Owner name: WATSON SARAH E
 Second name:
 Address: 99 NORTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3310099 Neigh.: Zone: R40 Vol: 796 Page: 885

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-Oct-2017
Resident Land	.92	122,500				Sale price: 650,000
Resident Excess	.02	110				Sale valid:
Resident Dwelling	1.00	408,250				Values
						Mkt value :
						Cost value: 758,371
Summary			Utilities		Sales ratios	
Total assessments	530,860		Water	Connecticut	Cost/sale :	1.1667
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	530,860		Gas	CNG	Assmt/sale:	.8167

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	.021	7,500	158			158	111
Residual	915							
		.941 acres	Total land value				175,158	122,611

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
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,780
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1995				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,294	321,710
Basement	Full				
Heating	Yes	A/C Yes			9,220
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p	17,000
Attic	None		Attic size:		
Additions					219,921
Other Features		WB Stks			6,750
Sub-Total					574,601
Grade	A-	Factor 1.4500			833,171
CDU		C&D Factor 1.00			833,171
Depreciation		30 %			583,220
Computed cost value @ 70%					408,254

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	224	5,934
P Porches, Patios, Decks	FOFF Frame open first flo	196	11,941
G Garages	FRL Attached frame GT 65	846	37,902
L Living Area	FRFF Frame first floor	16	1,832
L Living Area	BSMT Basement addition	979	18,041
L Living Area	FRFF Frame first floor	979	112,077
L Living Area	AIR Air conditioning	979	2,976
L Living Area	BSMT Basement addition	57	1,050
L Living Area	FRFF Frame first floor	57	6,525
L Living Area	AIR Air conditioning	57	173
L Living Area	BSMT Basement addition	140	2,580
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	AIR Air conditioning	140	426
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437

Total additions 219,921

