

Property at 00102 NORTHGATE

Prop ID 3310102

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Administrative Information

Owner name: POLLEY TODD D & KIMBERLY A
 Second name:
 Address: 102 NORTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3310102 Neigh.: Zone: R40 Vol: 597 Page: 515

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 23-Oct-2009
Resident Land	.92	122,500				Sale price: 1,200,000
Resident Excess	.08	420				Sale valid:
Resident Dwelling	1.00	626,010				Values
Resident Outbldg	1.00	27,860				Mkt value :
						Cost value: 1,109,700
Summary			Utilities		Sales ratios	
Total assessments	776,790		Water	Connecticut	Cost/sale :	.9248
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	776,790		Gas	CNG	Assmt/sale:	.6473

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	.080	7,500	600			600	420
Residual	3,485							
1.000 acres				Total land value			175,600	122,920

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	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	5	Masonry trim sf
Fuel	02	Natural Gas	Half Baths	1	Finish bsmt sz
Attic	02	Unfinished	Addn'l fixtures	6	Rec Room Size 1,376
Grade	53	A+	Whirlpools	1	Living area 4,890
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	3	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 2004		

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	2,129	484,780
Basement	Full with walk		
Heating	Yes A/C Yes		13,820
Plumbing	5 F/B 1 H/B 6 Add'l fix. 1 Wh/p Saunas		29,000
Attic	Unfinished Attic size: 2,129		25,224
Additions			123,610
Other Features	WB Stks RR		46,234
Sub-Total			722,668
Grade	A+	Factor 1.6500	1,192,402
CDU		C&D Factor 1.00	1,192,402
Depreciation		25 %	894,302
		Computed cost value @ 70%	626,011

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	960	43,010
G Garages	FSF Full-story fin o/gar	452	30,277
L Living Area	AIR Air conditioning	452	1,374
L Living Area	BSMT Basement addition	30	553
L Living Area	FRFF Frame first floor	30	3,434
L Living Area	AIR Air conditioning	30	91
L Living Area	BSMT Basement addition	30	553
L Living Area	FRFF Frame first floor	30	3,434
L Living Area	AIR Air conditioning	30	91
P Porches, Patios, Decks	DECK Wood deck	468	12,397
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
L Living Area	FRUF Frame upper full	120	10,048
L Living Area	AIR Air conditioning	120	365
P Porches, Patios, Decks	BPAT Brick/flagstone pati	468	10,672

Total additions 123,610

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	36	720	110.5	2014	C	79,596	50	39,800
Value at 70%	27,860		Value at 100%				39,800		

