

Property at 00107 NORTHGATE

Prop ID 3310107

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Administrative Information

Owner name: EACOTT RONNIE B
 Second name:
 Address: 107 NORTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3310107 Neigh.: Zone: R40 Vol: 415 Page: 918

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Jul-1996
Resident Land	.93	122,500	AAA	Veteran	1,000	Sale price: 235,000
Resident Dwelling	1.00	617,180	CAB	Add Vet	500	Sale valid:
Resident Outbldg	2.00	24,990	DAC	Veteran	10,000	
					Values	
					Mkt value :	
					Cost value: 1,092,386	
Summary			Utilities		Sales ratios	
Total assessments	764,670		Water	Connecticut	Cost/sale :	4.6485
Total exemptions	11,500		Sewer	Public sewer	Mkt/sale :	
Net assessment	753,170		Gas	CNG	Assmt/sale:	3.2539

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.934	175,000	175,000			175,000	122,500
Primary Site		40,685						
		.934 acres		Total land value			175,000	122,500

Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	19	Modern Colonial			
Exterior Walls	02	Wood Shingles			
Roof Material	01	Asphalt Shingles			
Roof Type	02	Hip	Story Height 2.0		
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 500
Fuel	02	Natural Gas	Half Baths	2	Finish bsmt sz
Attic	99	None	Addn'l fixtures	3	Rec Room Size 364
Grade	53	A+	Whirlpools	1	Living area 5,614
Garage	23	Attached 3 car	Saunas		# Living Units
Area Over Gar.	01	Fully Finished	M/F stacks		
Basement	01	Full	W/B stacks	1	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 1997		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	478,530
Basement	Full		2,097	
Heating	Yes	A/C Yes		13,640
Plumbing	4 F/B	2 H/B 3 Add'l fix.	1 Wh/p	26,000
Attic	None	Attic size:	Saunas	
Additions				220,847
Other Features	Mason Trim	WB Stks	RR	24,343
Sub-Total				763,360
Grade	A+	Factor 1.6500		1,259,544
CDU		C&D Factor 1.00		1,259,544
Depreciation		30 %		881,681
Computed cost value @ 70%				617,177

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	652	12,015
L Living Area	FRFF Frame first floor	652	74,642
L Living Area	AIR Air conditioning	652	1,982
P Porches, Patios, Decks	BPAT Brick/flagstone pati	360	8,209
L Living Area	BSMT Basement addition	306	5,639
L Living Area	FRFF Frame first floor	306	35,031
L Living Area	AIR Air conditioning	306	930
G Garages	FRL Attached frame GT 65	949	42,517
G Garages	FSF Full-story fin o/gar	462	30,947
L Living Area	AIR Air conditioning	462	1,404
P Porches, Patios, Decks	FOFF Frame open first flo	45	2,742
P Porches, Patios, Decks	BPAT Brick/flagstone pati	210	4,789
Total additions			220,847

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame Utility Shed	8	16	128	30.00	1997	C	3,840	50	1,900
RP5 Pool w/ Gunite	18	34	612	110.5	1997	C	67,657	50	33,800
Value at 70%		24,990	Value at 100%		35,700				

Scale: 1" = 11.92 feet

