

Property at 00116 NORTHGATE

Prop ID 3310116

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Administrative Information

Owner name: OCONNOR MICHELE E & SEAN F
 Second name:
 Address: 116 NORTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3310116 Neigh.: Zone: R40 Vol: 697 Page: 1202

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	500,380

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Jun-2016
 Sale price: 774,000
 Sale valid:

Values

Mkt value :
 Cost value: 889,829

Summary

Total assessments	622,880
Total exemptions	
Net assessment	622,880

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1496
 Mkt/sale :
 Assmt/sale: .8048

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						

.920 acres Total land value 175,000 122,500

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	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	4
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,529
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,406
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1999				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,795	419,550
Basement	Full				
Heating	Yes	A/C Yes			11,980
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p	26,500
Attic	None		Attic size:		
Other Features					148,976
		WB Stks	RR		51,818
Sub-Total					658,824
Grade	A	Factor 1.5500			1,021,177
CDU		C&D Factor 1.00			1,021,177
Depreciation		30 %			714,824
		Computed cost value @ 70%			500,377

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	840	37,634
G Garages	FSF Full-story fin o/gar	576	38,583
L Living Area	AIR Air conditioning	576	1,751
L Living Area	BSMT Basement addition	240	4,423
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	AIR Air conditioning	240	730
P Porches, Patios, Decks	BPAT Brick/flagstone pati	372	8,483
P Porches, Patios, Decks	FOFF Frame open first flo	342	20,837
P Porches, Patios, Decks	DECK Wood deck	342	9,060

Total additions 148,976

