

Property at 00117 NORTHGATE

Prop ID 3310117

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Administrative Information

Owner name: ESTEVES MICHAEL J AND
 Second name: BYRNES-ESTEVES KATHLEEN A
 Address: 117 NORTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3310117 Neigh.: Zone: R40 Vol: 548 Page: 1277

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 29-Sep-2006	
Resident Land	.92 122,500			Sale price: 975,000	
Resident Dwelling	1.00 535,130			Sale valid: Y	
Resident Excess	.01 70			Values	
Resident Outbldg	1.00 2,030			Mkt value :	
				Cost value: 942,471	
Summary		Utilities		Sales ratios	
Total assessments	659,730	Water	Connecticut	Cost/sale :	.9666
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	659,730	Gas	CNG	Assmt/sale:	.6766

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	.013	7,500	98		98	69
Residual	566						
		.933 acres		Total land value		175,098	122,569

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	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	53	A+	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	5
Air Condition	01	Central Air	Rec Room Size	850
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	5,272
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1999	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,180	494,740
Basement	Full				
Heating	Yes	A/C Yes			14,100
Plumbing	4 F/B	2 H/B	5 Add'l fix.	1 Wh/p	27,000
Attic	None		Attic size:		
Additions					139,652
Other Features		WB Stks	RR		37,302
Sub-Total					712,794
Grade	A+	Factor 1.6500			1,176,110
CDU		C&D Factor 1.00			1,176,110
Depreciation		35 %			764,472
Computed cost value @ 70%					535,130

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	864	38,709
G Garages	FSF Full-story fin o/gar	492	32,956
L Living Area	AIR Air conditioning	492	1,496
L Living Area	BSMT Basement addition	308	5,676
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	AIR Air conditioning	308	936
L Living Area	BSMT Basement addition	96	1,769
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	AIR Air conditioning	96	292
P Porches, Patios, Decks	BPAT Brick/flagstone pati	414	9,441
L Living Area	BSMT Basement addition	16	295
L Living Area	FRFF Frame first floor	16	1,832
Total additions			139,652

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2017	C	5,760	50	2,900
Utility Shed									
Value at 70%		2,030					Value at 100%		2,900

