

Property at 00125 NORTHGATE

Prop ID 3310125

Printed 07-Feb-2024 9:52 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SPIVAK JAY S
 Second name:
 Address: 125 NORTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3310125 Neigh.: Zone: R40 Vol: 344 Page: 938

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	457,540
Resident Outbldg	2.00	47,600

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Mar-1998
 Sale price: 590,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 896,629

Summary

Total assessments	627,640
Total exemptions	
Net assessment	627,640

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.5197
 Mkt/sale :
 Assmt/sale: 1.0638

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.921	175,000	175,000			175,000	122,500
Primary Site		40,119						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	06	Brick		
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	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	965
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,180
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1998	

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area	1,503	380,220
Basement	Full				
Heating	Yes	A/C Yes			10,370
Plumbing	4 F/B	1 H/B	2 Add'l fix.	1 Wh/p	22,000
Attic	None		Attic size:		
Additions					196,623
Other Features		WB Stks	RR		34,750
Sub-Total					643,963
Grade	A-	Factor 1.4500			933,746
CDU		C&D Factor 1.00			933,746
Depreciation		30 %			653,622
Computed cost value @ 70%					457,535

Building additions

Category	Type	Area	Value
G Garages	FSF Full-story fin o/gar	624	41,798
L Living Area	AIR Air conditioning	624	1,897
G Garages	FRL Attached frame GT 65	807	36,155
L Living Area	FRFF Frame first floor	480	54,951
L Living Area	BSMT Basement addition	480	8,845
L Living Area	AIR Air conditioning	480	1,459
P Porches, Patios, Decks	BPAT Brick/flagstone pati	272	6,203
L Living Area	FRFF Frame first floor	70	8,014
L Living Area	BSMT Basement addition	70	1,290
L Living Area	AIR Air conditioning	70	213
P Porches, Patios, Decks	FEFF Frame enclosed first	285	27,178
P Porches, Patios, Decks	BPAT Brick/flagstone pati	378	8,620

Total additions 196,623

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	40	720	110.5	2013	B	100,291	50	50,100
RPH Res. Pool House	16	14	224	126.5	2013	B	35,717	50	17,900
Value at 70%					47,600	Value at 100%			
						68,000			

