

Property at 00132 NORTHGATE

Prop ID 3310132

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Administrative Information

Owner name: COX GERALD F & STACEY D
 Second name:
 Address: 132 NORTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3310132 Neigh.: AR Zone: R40 Vol: 721 Page: 1122

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Aug-2018
Resident Land	.92	122,500				Sale price: 850,000
Resident Excess	.09	460				Sale valid:
Resident Dwelling	1.00	602,780				Values
Resident Outbldg	2.00	26,880				Mkt value :
						Cost value: 1,075,171
Summary			Utilities		Sales ratios	
Total assessments	752,620		Water	Connecticut	Cost/sale :	1.2649
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	752,620		Gas	CNG	Assmt/sale:	.8854

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	.087	7,500	653			653	457
Residual	3,790							
1.007 acres		Total land value		175,653			122,957	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	03	Wood 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	6
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	5
Garage	23	Attached 3 car	Masonry trim sf	1,120
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,504
Air Condition	01	Central Air	Living area	5,383
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	# Living Units	
			M/F stacks	
			W/B stacks	3
			W/B openings	4
			Actual Year Built: 1997	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	504,500
Basement	Full		2,230	
Heating	Yes	A/C Yes		14,380
Plumbing	5 F/B	2 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				115,756
Other Features	Mason Trim	WB Stks	RR	79,414
Sub-Total				745,550
Grade	A+	Factor 1.6500		1,230,158
CDU		C&D Factor 1.00		1,230,158
Depreciation		30 %		861,111
		Computed cost value @ 70%		602,778

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	48	5,495
L Living Area	BSMT Basement addition	48	885
L Living Area	AIR Air conditioning	48	146
P Porches, Patios, Decks	BPAT Brick/flagstone pati	384	8,757
G Garages	FRL Attached frame GT 65	875	39,202
G Garages	FSF Full-story fin o/gar	875	58,611
L Living Area	AIR Air conditioning	875	2,660
Total additions			115,756

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr			952	74.05	2000	C	70,496	50	35,200
RS1 Frame Utility Shed	12	18	216	30.00	2008	C	6,480	50	3,200
Value at 70%	26,880						Value at 100%		38,400

