

Property at 00002 NORTHINGTON DRIVE

Prop ID 4910002

Printed 07-Feb-2024 8:44 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MARWAHA SAHIL & RUCHI
 Second name:
 Address: 2 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 4910002 Neigh.: Zone: R30 Vol: 697 Page: 1082

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 14-Jun-2016	
Resident Land	.69	140,000			Sale price: 495,000	
Resident Dwelling	1.00	310,420			Sale valid:	
Resident Outbldg	1.00	980			Values	
					Mkt value :	
					Cost value: 644,857	
Summary			Utilities		Sales ratios	
Total assessments	451,400		Water	Connecticut	Cost/sale : 1.3027	
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	451,400		Gas	CNG	Assmt/sale: .9119	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.689	200,000	200,000		200,000	140,000
Primary Site		30,013					
		.689 acres		Total land value		200,000	140,000

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	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	47	A-	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
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: 1999	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,016	267,420
Basement	Full				
Heating	Yes	A/C Yes			7,690
Plumbing	2 F/B	1 H/B 1 Add'l fix.	1 Wh/p	Saunas	11,500
Attic	None	Attic size:			
Additions					131,915
Other Features		WB Stks	RR		18,379
Sub-Total					436,904
Grade	A-	Factor 1.4500			633,511
CDU		C&D Factor 1.00			633,511
Depreciation		30 %			443,458
Computed cost value @ 70%					310,421

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	8	733
L Living Area	AIR Air conditioning	8	24
G Garages	FR Attached frame LE 65	380	17,539
G Garages	FSF Full-story fin o/gar	245	16,411
L Living Area	AIR Air conditioning	245	745
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	BSMT Basement addition	224	4,128
L Living Area	AIR Air conditioning	224	681
P Porches, Patios, Decks	BPAT Brick/flagstone pati	273	6,225
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	AIR Air conditioning	168	511
L Living Area	FRFF Frame first floor	196	22,438
L Living Area	AIR Air conditioning	196	596
L Living Area	FRUF Frame upper full	196	16,411
L Living Area	AIR Air conditioning	196	596

Total additions 131,915

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%		980	Value at 100%		1,400				

