

Property at 00006 NORTHINGTON DRIVE

Prop ID 4910006

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Administrative Information

Owner name: BASTIN JOHN T & CARY A
 Second name:
 Address: 6 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 4910006 Neigh.: Zone: R30 Vol: 607 Page: 347

Assessments

Assmt category	Qty	Amount
Resident Land	.69	140,000
Resident Outbldg	2.00	40,460
Resident Dwelling	1.00	362,100

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Jun-2010
 Sale price: 725,000
 Sale valid:

Values

Mkt value :
 Cost value: 780,200

Summary

Total assessments	546,140	
Total exemptions		
Net assessment	546,140	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	CNG	

Sales ratios

Cost/sale : 1.0761
 Mkt/sale :
 Assmt/sale: .7533

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	200,000	200,000			200,000	140,000
Primary Site		30,056						
RES	12	.681	7,500	5,108			5,108	3,576
Residual		29,664						

1.371 acres

Total land value

205,108

143,576

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	04	Full with walk-o		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1998

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,556	372,880
Basement	Full with walk				
Heating	Yes	A/C Yes			10,660
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	17,500
Attic	None		Attic size:		
Additions					95,099
Other Features		WB Stks			13,500
Sub-Total					509,639
Grade	A-	Factor 1.4500			738,977
CDU		C&D Factor 1.00			738,977
Depreciation		30 %			517,284
Computed cost value @ 70%					362,099

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	768	34,408
G Garages	FSF Full-story fin o/gar	622	41,664
L Living Area	AIR Air conditioning	622	1,891
L Living Area	BSMT Basement addition	40	737
L Living Area	FRFF Frame first floor	40	4,579
L Living Area	AIR Air conditioning	40	122
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168
P Porches, Patios, Decks	DECK Wood deck	322	8,530

Total additions 95,099

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	18	12	216	30.00	2012	C	6,480	50	3,200
Utility Shed									
RP5 Pool w/ Gunite	26	38	988	110.5	2014	C	109,223	50	54,600
Value at 70%					40,460	Value at 100%			57,800

Scale: 1" = 7.76 feet