

Property at 00009 NORTHINGTON DRIVE

Prop ID 4910009

Printed 23-Aug-2024 8:15 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HOVEY MICHAEL & KAREN
Second name:
Address: 9 NORTHINGTON DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 4910009 Neigh.: Zone: R30 Vol: 795 Page: 1065

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Aug-2024
Resident Land	.69	140,000				Sale price: 1,175,000
Resident Dwelling	1.00	373,770				Sale valid:
					Values	
Resident Excess	.01	50				Mkt value : Cost value: 734,029
Summary			Utilities		Sales ratios	
Total assessments		513,820	Water	Connecticut	Cost/sale :	.6247
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		513,820	Gas	CNG	Assmt/sale:	.4373

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	.009	7,500	68			68	48
Residual		392						
		.699 acres		Total land value			200,068	140,048

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	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	47	A-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	850
Interior Cond	05	Good	Living area	3,690
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1999	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,503	362,530
Basement	Full with walk			
Heating	Yes	A/C Yes		10,370
Plumbing	4 F/B	1 H/B	3 Add'l fix.	1 Wh/p
Attic	None	Attic size:		Saunas
Additions				22,500
Other Features	WB Stks	RR		102,621
				28,052
Sub-Total				526,073
Grade	A-	Factor 1.4500		762,806
CDU		C&D Factor 1.00		762,806
Depreciation		30 %		533,964
Computed cost value @ 70%				373,775

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	182	20,836
L Living Area	AIR Air conditioning	182	553
L Living Area	FRFF Frame first floor	24	2,748
L Living Area	AIR Air conditioning	24	73
P Porches, Patios, Decks	DECK Wood deck	312	8,265
G Garages	FRL Attached frame GT 65	812	36,379
G Garages	FSF Full-story fin o/gar	466	31,215
L Living Area	AIR Air conditioning	466	1,417
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	AIR Air conditioning	12	36

Total additions 102,621

