

Property at 00012 NORTHINGTON DRIVE

Prop ID 4910012

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Administrative Information

Owner name: HOADLEY MARK
 Second name:
 Address: 12 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4910012 Neigh.: Zone: R30 Vol: 738 Page: 264

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Mar-2020
Resident Land	.69	140,000				Sale price: 635,000
Resident Outbldg	1.00	19,810				Sale valid:
Resident Dwelling	1.00	382,180				Values
Resident Excess	.01	30				Mkt value :
						Cost value: 774,314
Summary			Utilities		Sales ratios	
Total assessments		542,020	Water	Connecticut	Cost/sale :	1.2194
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		542,020	Gas	CNG	Assmt/sale:	.8536

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	.006	7,500	45			45	32
Residual		261						
		.696 acres	Total land value				200,045	140,032

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	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	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	4,160
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			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	1,633	387,910
Basement	Full				
Heating	Yes	A/C Yes			11,090
Plumbing	3 F/B	2 H/B 2 Add'l fix.	1 Wh/p	Saunas	20,500
Attic	None	Attic size:			
Additions					111,658
Other Features		WB Stks			6,750
Sub-Total					537,908
Grade	A-	Factor 1.4500			779,967
CDU		C&D Factor 1.00			779,967
Depreciation		30 %			545,977
		Computed cost value @ 70%			382,184

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	714	31,989
G Garages	FSF Full-story fin o/gar	714	47,827
L Living Area	AIR Air conditioning	714	2,171
L Living Area	BSMT Basement addition	100	1,843
L Living Area	FRFF Frame first floor	100	11,448
L Living Area	AIR Air conditioning	100	304
P Porches, Patios, Decks	DECK Wood deck	252	6,675
L Living Area	FRFF Frame first floor	80	9,158
L Living Area	AIR Air conditioning	80	243
Total additions			111,658

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	32	512	110.5	2000	C	56,602	50	28,300
Value at 70%			19,810				Value at 100%		28,300

