

Property at 00015 NORTHINGTON DRIVE

Prop ID 4910015

Printed 07-Feb-2024 8:45 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TRAN TAM T
 Second name:
 Address: 15 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4910015 Neigh.: Zone: R30 Vol: 726 Page: 534

Assessments

Assmt category	Qty	Amount
Resident Land	.69	140,000
Resident Outbldg	1.00	14,070
Resident Dwelling	1.00	384,700

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Dec-2014
 Sale price: 737,000
 Sale valid:

Values

Mkt value :
 Cost value: 774,829

Summary

Total assessments	542,380
Total exemptions	
Net assessment	542,380

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0513
 Mkt/sale :
 Assmt/sale: .7359

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	.688	7,500	5,160			5,160	3,612
Residual		29,969						

1.378 acres

Total land value

205,160

143,612

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	3
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	1
Grade	47	A-	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
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	
Basement	Full with walk					872	239,300
Heating	Yes	A/C	Yes				6,900
Plumbing	3 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas		16,500
Attic	None	Attic size:					
Additions							258,174
Other Features	Mason Trim	WB	Stks				20,572
Sub-Total							541,446
Grade	A-	Factor	1.4500				785,097
CDU		C&D	Factor	1.00			785,097
Depreciation				30 %			549,568
				Computed cost value @ 70%			384,698

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	768	34,408
G Garages	FSF Full-story fin o/gar	344	23,042
L Living Area	AIR Air conditioning	344	1,046
L Living Area	BSMT Basement addition	96	1,769
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	AIR Air conditioning	96	292
L Living Area	BSMT Basement addition	1,326	24,436
L Living Area	FRFF Frame first floor	1,326	151,802
L Living Area	AIR Air conditioning	1,326	4,031
P Porches, Patios, Decks	DECK Wood deck	240	6,358

Total additions 258,174

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	14	26	364	110.5	2007	C	40,240	50	20,100
Value at 70%	14,070		Value at 100%				20,100		

