

Property at 00023 NORTHINGTON DRIVE

Prop ID 4910023

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Administrative Information

Owner name: ROSENBERG JOHN M & LAURA A
 Second name:
 Address: 23 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4910023 Neigh.: Zone: Vol: 680 Page: 224

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Nov-2014
Resident Land	.69	140,000				Sale price: 619,000
Resident Dwelling	1.00	321,810				Sale valid:
					Values	
Resident Excess	.01	40			Mkt value :	
					Cost value: 659,786	
Summary			Utilities		Sales ratios	
Total assessments		461,850	Water	Connecticut	Cost/sale :	1.0659
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		461,850	Gas	CNG	Assmt/sale:	.7461

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	.008	7,500	60			60	42
Residual		348						
				.698 acres	Total land value		200,060	140,042

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,351	332,840
Basement	Full				
Heating	Yes	A/C Yes			9,530
Plumbing	3 F/B	1 H/B 1 Add'l fix.	1 Wh/p	Saunas	16,500
Attic	None	Attic size:			
Additions					65,759
Other Features		WB Stks	RR		28,302
Sub-Total					452,931
Grade	A-	Factor 1.4500			656,750
CDU		C&D Factor 1.00			656,750
Depreciation		30 %			459,725
Computed cost value @ 70%					321,808

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
L Living Area	BSMT Basement addition	60	1,106
L Living Area	FRFF Frame first floor	60	6,869
L Living Area	AIR Air conditioning	60	182
P Porches, Patios, Decks	DECK Wood deck	144	3,815
G Garages	FRL Attached frame GT 65	854	38,261
L Living Area	FRUF Frame upper full	134	11,220
L Living Area	AIR Air conditioning	134	407

Total additions 65,759

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	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	860
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,896
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1999				

