

Property at 00030 NORTHINGTON DRIVE

Prop ID 4910030

Printed 07-Feb-2024 8:47 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LEE KRISTEN H TRUSTEE
 Second name:
 Address: 30 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4910030 Neigh.: Zone: Vol: 614 Page: 1187

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-Nov-2010
Resident Land	.69	140,000				Sale price: 685,000
Resident Dwelling	1.00	459,950				Sale valid:
					Values	
Resident Excess	.17	900				Mkt value :
					Cost value: 858,357	
Summary			Utilities		Sales ratios	
Total assessments		600,850	Water	Connecticut	Cost/sale :	1.2531
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		600,850	Gas	CNG	Assmt/sale:	.8772

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	.171	7,500	1,283			1,283	898
Residual		7,449						
				.861 acres		Total land value	201,283	140,898

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	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	4
Attic	99	None	Half Baths	1
Grade	47	A-	Addn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	# Living Units	
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	05	Good	W/B openings	1
Exterior Cond	05	Good	Actual Year Built: 1999	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,659	392,990
Basement	Full with walk				
Heating	Yes	A/C Yes			11,230
Plumbing	4 F/B	1 H/B	3 Add'l fix.	1 Wh/p	22,500
Attic	None	Attic size:		Saunas	
Additions					183,215
Other Features		WB Stks	RR		37,425
Sub-Total					647,360
Grade	A-	Factor 1.4500			938,672
CDU		C&D Factor 1.00			938,672
Depreciation		30 %			657,070
Computed cost value @ 70%					459,949

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	683	30,600
G Garages	FSF Full-story fin o/gar	480	32,152
L Living Area	AIR Air conditioning	480	1,459
L Living Area	BSMT Basement addition	30	553
L Living Area	FRFF Frame first floor	30	3,434
P Porches, Patios, Decks	DECK Wood deck	267	7,073
L Living Area	BSMT Basement addition	794	14,632
L Living Area	FRFF Frame first floor	794	90,898
L Living Area	AIR Air conditioning	794	2,414

Total additions 183,215

