

Property at 00031 NORTHINGTON DRIVE

Prop ID 4910031

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Administrative Information

Owner name: RIELA SUSANNE M
Second name:
Address: 31 NORTHINGTON DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 4910031 Neigh.: Zone: R40 Vol: 556 Page: 1137

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Nov-2004
Resident Land	.92	140,000				Sale price: 805,000
Resident Dwelling	1.00	365,460				Sale valid:
					Values	
Resident Excess	.02	80				Mkt value : Cost value: 722,200
Summary			Utilities		Sales ratios	
Total assessments		505,540	Water	Connecticut	Cost/sale :	.8971
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		505,540	Gas	CNG	Assmt/sale:	.6280

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000			200,000	140,000
Primary Site		40,075						
RES	12	.015	7,500	113			113	79
Residual		653						
		.935 acres	Total land value				200,113	140,079

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	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	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,712
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1999	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,406	343,580
Basement	Full			
Heating	Yes	A/C Yes		9,840
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	17,000
Attic	None	Saunas		
Attic size:				
Additions				130,453
Other Features		WB Stks		13,500
Sub-Total				514,373
Grade	A-	Factor 1.4500		745,841
CDU		C&D Factor 1.00		745,841
Depreciation		30 %		522,089
Computed cost value @ 70%				365,462

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	AIR Air conditioning	360	1,094
L Living Area	BSMT Basement addition	360	6,634
G Garages	FRL Attached frame GT 65	798	35,752
G Garages	FSF Full-story fin o/gar	540	36,171
L Living Area	AIR Air conditioning	540	1,642
P Porches, Patios, Decks	DECK Wood deck	300	7,947

Total additions 130,453

