

Property at 00035 NORTHINGTON DRIVE

Prop ID 4910035

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Administrative Information

Owner name: NYBERG STEPHEN C &
Second name: HEATHER L
Address: 35 NORTHINGTON DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 4910035 Neigh.: Zone: R40 Vol: 591 Page: 487

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	417,890
Resident Outbldg	1.00	11,690

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Jun-2009
Sale price: 825,000
Sale valid:

Values

Mkt value :
Cost value: 813,686

Summary

Total assessments	569,580
Total exemptions	
Net assessment	569,580

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .9863
Mkt/sale :
Assmt/sale: .6904

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.919	200,000	200,000			200,000	140,000
Primary Site		40,032						

.919 acres

Total land value

200,000

140,000

Residential Dwelling Information

Subject Code Description

Style	19	Modern Colonial
Exterior Walls	01	Clapboards
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	07	Hardwood/Carpet
Heating System	02	Forced Hot Air
Fuel	02	Natural Gas
Attic	99	None
Grade	47	A-
Garage	23	Attached 3 car
Area Over Gar.	01	Fully Finished
Basement	01	Full
Bsmt Fin Qual	03	Rec Room W/ Air
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 2.0

Total Rooms	10	Garage cars	3
Bedrooms	5	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	3	Masonry trim sf	
Half Baths	2	Finish bsmt sz	
Addtn'l fixtures	6	Rec Room Size	750
Whirlpools		Living area	4,372
Saunas		# Living Units	
M/F stacks			
W/B stacks	2		
W/B openings	2		

Actual Year Built: 1998

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	431,460
Basement	Full		1,856	
Heating	Yes	A/C Yes		12,320
Plumbing	3 F/B	2 H/B 6 Add'l fix.	Wh/p	20,000
Attic	None	Attic size:		
Additions				92,091
Other Features	WB Stks	RR		32,296
Sub-Total				588,167
Grade	A-	Factor 1.4500		852,842
CDU		C&D Factor 1.00		852,842
Depreciation		30 %		596,989
		Computed cost value @ 70%		417,892

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	30	1,828
G Garages	FRL Attached frame GT 65	804	36,021
G Garages	FSF Full-story fin o/gar	660	44,209
L Living Area	AIR Air conditioning	660	2,006
P Porches, Patios, Decks	BPAT Brick/flagstone pati	352	8,027

Total additions 92,091

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	15	30	450	74.05	2016	C	33,323	50	16,700

Value at 70% 11,690

Value at 100% 16,700

Scale: 1" = 8.60 feet