

Property at 00038 NORTHINGTON DRIVE

Prop ID 4910038

Printed 07-Feb-2024 8:48 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BARATS GREGORY M & DENISE S
 Second name:
 Address: 38 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map: 20 015
 Lot: 4910038 Neigh.: Zone: R40 Vol: 587 Page: 163

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Outbldg	1.00	12,320
Resident Dwelling	1.00	561,110

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 01-Apr-2009
 Sale price: 800,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,051,843

Summary

Total assessments	736,290
Total exemptions	
Net assessment	736,290

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.3148
 Mkt/sale :
 Assmt/sale: .9204

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	4.355	7,500	32,663		32,663	22,864
Residual		189,704					

5.275 acres

Total land value

232,663

162,864

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	50	A	Addn'l fixtures	2
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	3
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1999	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full with walk					1,938	447,480
Heating	Yes	A/C	Yes				12,770
Plumbing	4 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas		22,000
Attic	None	Attic size:					
Additions							187,305
Other Features	Mason Trim	WB Stks		RR			69,230
Sub-Total							738,785
Grade	A	Factor	1.5500				1,145,117
CDU		C&D Factor	1.00				1,145,117
Depreciation				30 %			801,582
				Computed cost value @ 70%			561,107

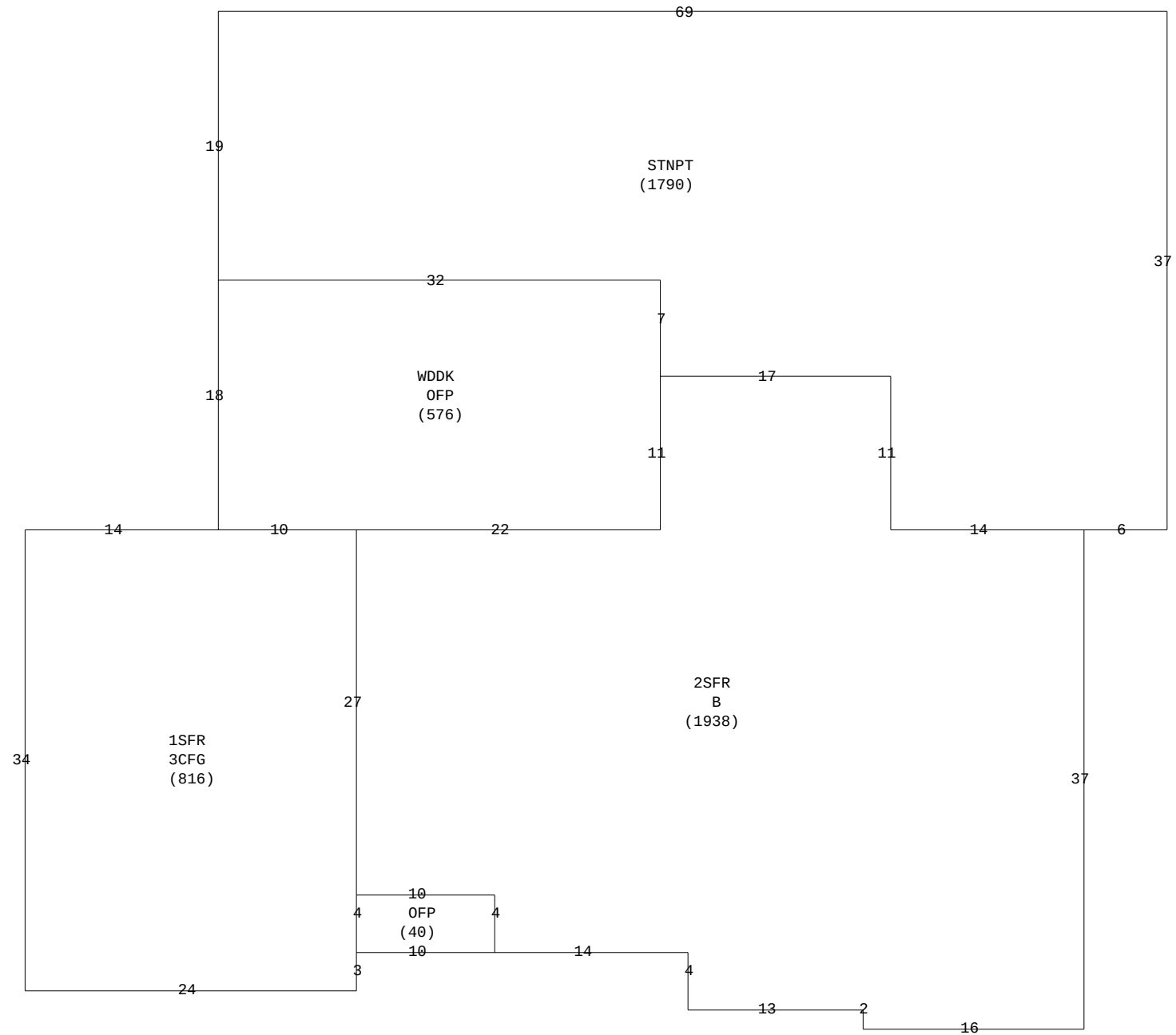
Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	816	54,659
L Living Area	AIR Air conditioning	816	2,481
P Porches, Patios, Decks	F0FF Frame open first flo	40	2,437
P Porches, Patios, Decks	DECK Wood deck	576	15,258
P Porches, Patios, Decks	F0FF Frame open first flo	576	35,093
P Porches, Patios, Decks	BPAT Brick/flagstone pati	1,790	40,819

Total additions 187,305

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP4 Pool w/ Fiberglass	13	29	377	74.05	2014	B	35,175	50	17,600
Value at 70%		12,320		Value at 100%				17,600	



4.338 ACRES CONVEYED FROM #2810384 8/25/20 V745 P130 \$90,000 TCMAP20/15