

Property at 00043 NORTHINGTON DRIVE

Prop ID 4910043

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Administrative Information

Owner name: KEMP MICHAEL L & DONNA L
Second name:
Address: 43 NORTHINGTON DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 4910043 Neigh.: Zone: R40 Vol: 435 Page: 844

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	389,150

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 19-Aug-2002
Sale price: 657,500
Sale valid: Y

Values

Mkt value :
Cost value: 755,929

Summary

Total assessments	529,150
Total exemptions	
Net assessment	529,150

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1497
Mkt/sale :
Assmt/sale: .8048

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

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,455	353,150
Basement	Full with walk			
Heating	Yes	A/C Yes		10,110
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				135,241
Other Features		WB Stks M Stks RR		32,205

Sub-Total			547,706
Grade	A-	Factor 1.4500	794,174
CDU		C&D Factor 1.00	794,174
Depreciation		30 %	555,922
		Computed cost value @ 70%	389,145

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	864	38,709
G Garages	FSF Full-story fin o/gar	534	35,769
L Living Area	AIR Air conditioning	534	1,623
L Living Area	BSMT Basement addition	114	2,101
L Living Area	FRFF Frame first floor	114	13,051
L Living Area	AIR Air conditioning	114	347
P Porches, Patios, Decks	DECK Wood deck	426	11,285
L Living Area	BSMT Basement addition	238	4,386
L Living Area	FRFF Frame first floor	238	27,246
L Living Area	AIR Air conditioning	238	724

Total additions 135,241

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	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	896
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,796
			Saunas	
			# Living Units	
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1999	

