

Property at 00044 NORTHINGTON DRIVE

Prop ID 4910044

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Administrative Information

Owner name: OGALIN CHARLES F & EMILY
Second name:
Address: 44 NORTHINGTON DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 4910044 Neigh.: Zone: R40 Vol: 763 Page: 714

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Jul-2021
Resident Land	.92	140,000				Sale price: 840,000
Resident Dwelling	1.00	427,890				Sale valid:
Resident Outbldg	1.00	14,980				Values
Resident Excess	.03	130				Mkt value :
						Cost value: 832,857
Summary			Utilities		Sales ratios	
Total assessments		583,000	Water	Connecticut	Cost/sale :	.9915
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		583,000	Gas	CNG	Assmt/sale:	.6940

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	.025	7,500	188			188	132
Residual		1,089						
		.945 acres	Total land value				200,188	140,132

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	1,072
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	4,474
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			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 1,949	449,630
Basement	Full			
Heating	Yes	A/C Yes		12,830
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	17,500
Attic	None	Attic size:	Saunas	
Additions				90,617
Other Features	Mason Trim	WB Stks		31,659
Sub-Total				602,236
Grade	A-	Factor 1.4500		873,242
CDU		C&D Factor 1.00		873,242
Depreciation		30 %		611,269
			Computed cost value @ 70%	427,888

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	576	38,583
L Living Area	AIR Air conditioning	576	1,751
L Living Area	BSMT Basement addition	24	442
L Living Area	FRFF Frame first floor	24	2,748
P Porches, Patios, Decks	BPAT Brick/flagstone pati	462	10,535
Total additions			90,617

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	36	648	52.35	2025	B	42,743	50	21,400
Value at 70%	14,980		Value at 100%			21,400			

