

Property at 00048 NORTHINGTON DRIVE

Prop ID 4910048

Printed 07-Feb-2025 8:44 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HAWLEY SAMYA
 Second name:
 Address: 48 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4910048 Neigh.: Zone: Vol: 799 Page: 516

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Outbldg	1.00	30,730
Resident Dwelling	1.00	1,062,850

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Apr-2021
 Sale price: 1,475,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,770,814

Summary

Total assessments	1,239,570
Total exemptions	
Net assessment	1,239,570

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2006
 Mkt/sale :
 Assmt/sale: .8404

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	1.140	7,500	8,550		8,550	5,985
Residual		49,658					

2.060 acres

Total land value

208,550

145,985

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
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	01	Fully Finished		
Grade	63	AA+		
Garage	24	Attached 4 car		
Area Over Gar.	01	Fully Finished		
Basement	04	Full with walk-o		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2004

Building Valuation Summary

	Area	
Dwelling Frame 2 story w/bsmt	2,884	632,230
Basement Full with walk		
Heating Yes A/C Yes		17,980
Plumbing 6 F/B 2 H/B 6 Add'l fix. 1 Wh/p Saunas		37,500
Attic Fully Finished Attic size: 1,398		37,128
Additions		208,399
Other Features Mason Trim WB Stks RR		79,001

Sub-Total	1,012,238
Grade AA+ Factor 2.0000	2,024,476
CDU C&D Factor 1.00	2,024,476
Depreciation 25 %	1,518,357
Computed cost value @ 70%	1,062,850

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,080	48,386
G Garages	FSF Full-story fin o/gar	1,080	72,343
L Living Area	AIR Air conditioning	1,080	3,283
P Porches, Patios, Decks	FOFF Frame open first flo	96	5,849
P Porches, Patios, Decks	FOFF Frame open first flo	96	5,849
L Living Area	FRFF Frame first floor	18	2,061
P Porches, Patios, Decks	DECK Wood deck	558	14,781
P Porches, Patios, Decks	FOFF Frame open first flo	558	33,997
L Living Area	FRFF Frame first floor	40	4,579
L Living Area	AIR Air conditioning	40	122
P Porches, Patios, Decks	BPAT Brick/flagstone pati	752	17,149

Total additions 208,399

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	32	512	110.5	2005	A	87,732	50	43,900

Value at 70% 30,730

Value at 100% 43,900

