

Property at 00052 NORTHINGTON DRIVE

Prop ID 4910052

Printed 07-Feb-2024 8:49 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CHAMBERS SHANNON LYNN &
 Second name: CHAMBERS INGRID OELSCHLAGER
 Address: 52 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4910052 Neigh.: Zone: R40 Vol: 773 Page: 750

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	445,470

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Mar-2022
 Sale price: 961,000
 Sale valid:

Values

Mkt value :
 Cost value: 836,429

Summary

Total assessments	585,500
Total exemptions	
Net assessment	585,500

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .8704
 Mkt/sale :
 Assmt/sale: .6093

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	.005	7,500	38			38	27
Residual		218						

.925 acres

Total land value

200,038

140,027

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	384,200
Basement	Full with walk		1,614	
Heating	Yes	A/C Yes		10,980
Plumbing	5 F/B	1 H/B	5 Add'l fix.	2 Wh/p
Attic	None		Attic size:	Saunas
Additions				150,982
Other Features	WB Stks	RR		49,813

Sub-Total		626,975
Grade	A-	Factor 1.4500
CDU		C&D Factor 1.00
Depreciation		30 %
		Computed cost value @ 70%
		445,466

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	476	12,609
L Living Area	FRFF Frame first floor	384	43,961
L Living Area	BSMT Basement addition	384	7,076
L Living Area	AIR Air conditioning	384	1,167
G Garages	FRL Attached frame GT 65	798	35,752
G Garages	FSF Full-story fin o/gar	720	48,228
L Living Area	AIR Air conditioning	720	2,189

Total additions 150,982

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	01	Hardwood	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	5
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	5
Air Condition	01	Central Air	Rec Room Size	1,449
Interior Cond	05	Good	Whirlpools	2
Exterior Cond	05	Good	Living area	4,332
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1999	

Scale: 1" = 9.65 feet

