

Property at 00063 NORTHINGTON DRIVE

Prop ID 4910063

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Administrative Information

Owner name: ABSHIRE STEPHEN K TRUSTEE
 Second name: ABSHIRE ELIZABETH L TRUSTEE
 Address: 63 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4910063 Neigh.: Zone: R40 Vol: 784 Page: 379

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Outbldg	1.00	1,470
Resident Dwelling	1.00	596,450

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 30-Aug-2005
 Sale price: 1,090,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 1,054,671

Summary

Total assessments	738,270
Total exemptions	
Net assessment	738,270

Utilities

Utility	Amount
Water Connecticut	
Sewer Public sewer	
Gas CNG	

Sales ratios

Cost/sale : .9676
 Mkt/sale :
 Assmt/sale: .6773

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	.066	7,500	495		495	347
Residual		2,875					

.986 acres

Total land value

200,495

140,347

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	01	Gable		
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	2
Grade	50	A	Addtn'l fixtures	6
Garage	23	Attached 3 car	Whirlpools	2
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	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2001	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,556	372,880
Basement	Full with walk				
Heating	Yes	A/C Yes			10,660
Plumbing	4 F/B	2 H/B	6 Add'l fix.	2 Wh/p	30,000
Attic	None		Attic size:		
Additions					271,342
Other Features		WB Stks	RR		48,084
Sub-Total					732,966
Grade	A	Factor 1.5500			1,136,097
CDU		C&D Factor 1.00			1,136,097
Depreciation		25 %			852,073
Computed cost value @ 70%					596,451

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	896	40,143
G Garages	FSF Full-story fin o/gar	662	44,343
L Living Area	AIR Air conditioning	662	2,012
P Porches, Patios, Decks	DECK Wood deck	589	15,603
L Living Area	BSMT Basement addition	1,153	21,247
L Living Area	FRFF Frame first floor	1,153	131,997
L Living Area	AIR Air conditioning	1,153	3,505
L Living Area	FRFF Frame first floor	33	3,778
P Porches, Patios, Decks	FOFF Frame open first flo	55	3,351
L Living Area	FRFF Frame first floor	14	1,603
L Living Area	FRFF Frame first floor	32	3,663
L Living Area	AIR Air conditioning	32	97

Total additions 271,342

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2001	C	4,200	50	2,100
Utility Shed									
Value at 70%			1,470	Value at 100%			2,100		

