

Property at 00072 NORTHINGTON DRIVE

Prop ID 4910072

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Administrative Information

Owner name: GALATI ALEXANDER C AND
 Second name: KIMBERLY M
 Address: 72 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map: 08 025
 Lot: 4910072 Neigh.: Zone: R40 Vol: 687 Page: 823

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.17	910
Resident Dwelling	1.00	541,450

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Jul-2015
 Sale price: 1,000,000
 Sale valid:

Values

Mkt value :
 Cost value: 974,800

Summary

Total assessments	682,360
Total exemptions	
Net assessment	682,360

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .9748
 Mkt/sale :
 Assmt/sale: .6824

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	.173	7,500	1,298			1,298	909
Residual		7,536						

1.093 acres

Total land value

201,298

140,909

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	53	A+	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	512
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	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,140
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,953
			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 1,790	418,570
Basement	Full with walk					
Heating	Yes	A/C Yes				11,950
Plumbing	4 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas	23,000
Attic	None	Attic size:				
Additions						165,432
Other Features Mason Trim WB Stks RR						50,743

Sub-Total				669,695
Grade	A+	Factor 1.6500		1,104,997
CDU		C&D Factor 1.00		1,104,997
Depreciation		30 %		773,498
Computed cost value @ 70%				541,449

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	864	38,709
G Garages	FSF Full-story fin o/gar	864	57,874
L Living Area	AIR Air conditioning	864	2,627
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	AIR Air conditioning	72	219
L Living Area	BSMT Basement addition	437	8,053
L Living Area	FRFF Frame first floor	437	50,028
L Living Area	AIR Air conditioning	437	1,328

Total additions 165,432

