

Property at 00075 NORTHINGTON DRIVE

Prop ID 4910075

Printed 07-Feb-2024 8:50 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LAFRANCE BERNADETTE C
 Second name:
 Address: 75 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4910075 Neigh.: Zone: R40 Vol: 324 Page: 1096

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.01	70
Resident Dwelling	1.00	441,460

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Oct-1996
 Sale price: 175,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 830,757

Summary

Total assessments	581,530
Total exemptions	
Net assessment	581,530

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 4.7472
 Mkt/sale :
 Assmt/sale: 3.3230

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	.014	7,500	105			105	74
Residual		610						

.934 acres

Total land value

200,105

140,074

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	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	3
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	4
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	07	Attic	Masonry trim sf	
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	1,227
Interior Cond	05	Good	Living area	4,188
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1997	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,870	434,200
Basement	Full with walk				
Heating	Yes	A/C Yes			12,390
Plumbing	4 F/B	1 H/B	4 Add'l fix.	Wh/p	20,500
Attic	None		Attic size:		
Additions					109,995
Other Features		WB Stks	RR		44,250
Sub-Total					621,335
Grade	A-	Factor 1.4500			900,936
CDU		C&D Factor 1.00			900,936
Depreciation		30 %			630,655
Computed cost value @ 70%					441,459

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	65	3,960
P Porches, Patios, Decks	FOFF Frame open first flo	102	6,214
G Garages	FRL Attached frame GT 65	748	33,512
L Living Area	BSMT Basement addition	176	3,243
L Living Area	FRFF Frame first floor	176	20,149
L Living Area	AIR Air conditioning	176	535
P Porches, Patios, Decks	DECK Wood deck	204	5,404
L Living Area	BSMT Basement addition	272	5,012
L Living Area	FRFF Frame first floor	272	31,139
L Living Area	AIR Air conditioning	272	827

Total additions 109,995

