

Property at 00083 NORTHINGTON DRIVE

Prop ID 4910083

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Administrative Information

Owner name: PANCZNER THOMAS M & LISA G
 Second name:
 Address: 83 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4910083 Neigh.: Zone: R40 Vol: 744 Page: 333

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Aug-2020
Resident Land	.92	140,000				Sale price: 1,200,000
Resident Dwelling	1.00	639,010				Sale valid:
Resident Excess	.01	50				Values
Resident Outbldg	2.00	17,010				Mkt value :
						Cost value: 1,137,243
Summary			Utilities		Sales ratios	
Total assessments		796,070	Water	Connecticut	Cost/sale :	.9477
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		796,070	Gas	CNG	Assmt/sale:	.6634

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	.009	7,500	68			68	48
Residual		392						
		.929 acres	Total land value				200,068	140,048

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
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	07	Hydro 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	540
Area Over Gar.	01	Fully Finished	Half Baths	3
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	5
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	3
			Actual Year Built: 1999	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	537,510
Basement	Full		2,399	
Heating	Yes	A/C Yes		15,310
Plumbing	4 F/B	3 H/B	5 Add'l fix.	1 Wh/p
Attic	None		Saunas	30,500
Attic size:				
Additions				154,073
Other Features	Mason Trim	WB Stks	RR	52,975
Sub-Total				790,368
Grade	A+	Factor 1.6500		1,304,107
CDU		C&D Factor 1.00		1,304,107
Depreciation		30 %		912,875
Computed cost value @ 70%				639,013

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	336	15,823
P Porches, Patios, Decks	CNPY Canopy	273	5,785
G Garages	FR Attached frame LE 65	600	26,123
G Garages	FSF Full-story fin o/gar	216	14,469
L Living Area	AIR Air conditioning	216	657
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698
L Living Area	BSMT Basement addition	188	3,464
L Living Area	FRFF Frame first floor	188	21,522
L Living Area	AIR Air conditioning	188	572
L Living Area	FRFF Frame first floor	12	1,374
P Porches, Patios, Decks	FOFF Frame open first flo	224	13,647
P Porches, Patios, Decks	TERR Terrace	980	38,939
Total additions			154,073

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	33	12	396	110.5	2008	C	43,778	50	21,900
RS1 Frame Utility Shed	10	16	160	30.00	2008	C	4,800	50	2,400
Value at 70%		17,010	Value at 100%		24,300				

