

Property at 00090 NORTHINGTON DRIVE

Prop ID 4910090

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Administrative Information

Owner name: WALLACE ERIK B & MARY ELLEN
 Second name:
 Address: 90 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4910090 Neigh.: Zone: R40 Vol: 696 Page: 131

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Apr-2016
Resident Land	.92	140,000				Sale price: 793,000
Resident Excess	.13	670				Sale valid:
Resident Dwelling	1.00	561,230				Values
Resident Outbldg	1.00	20,020				Mkt value :
						Cost value: 1,031,314
Summary			Utilities		Sales ratios	
Total assessments	721,920		Water	Connecticut	Cost/sale :	1.3005
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	721,920		Gas	CNG	Assmt/sale:	.9104

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	.128	7,500	960			960	672
Residual	5,576							
1.048 acres		Total land value		200,960			140,672	

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	Bedrooms	5
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	02	Natural Gas	Half Baths	2
Attic	99	None	Addn'l fixtures	3
Grade	53	A+	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	# Living Units	1
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	3
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1999	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	500,600
Basement	Full		2,210	
Heating	Yes	A/C Yes		14,270
Plumbing	4 F/B	2 H/B	3 Add'l fix.	1 Wh/p
Attic	None		Attic size:	26,000
Other Features	Mason Trim	WB Stks	RR	102,943
Sub-Total				50,350
Grade	A+	Factor 1.6500		694,163
CDU		C&D Factor 1.00		1,145,369
Depreciation		30 %		1,145,369
		Computed cost value @ 70%		801,758
				561,231

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	714	31,989
G Garages	FSF Full-story fin o/gar	636	42,602
L Living Area	AIR Air conditioning	636	1,933
L Living Area	FRFF Frame first floor	45	5,152
L Living Area	BSMT Basement addition	45	829
L Living Area	AIR Air conditioning	45	137
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
P Porches, Patios, Decks	BPAT Brick/flagstone pati	516	11,767
L Living Area	OVER Frame Overhang	28	2,564

Total additions 102,943

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	34	612	74.05	2020	B	57,101	50	28,600
Value at 70%	20,020						Value at 100%		28,600

