

Property at 00091 NORTHINGTON DRIVE

Prop ID 4910091

Printed 07-Feb-2024 8:51 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ALI MARIA F &
 Second name: ABBOTT BRUCE R
 Address: 91 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4910091 Neigh.: Zone: R40 Vol: 678 Page: 210

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale	
Resident Land	.92	140,000			Sale date: 16-Sep-2014	
Resident Dwelling	1.00	604,530			Sale price: 975,000	
Resident Outbldg	2.00	43,120			Sale valid:	
Resident Excess	.01	30			Values	

Values

Mkt value :
 Cost value: 1,125,257

Summary

Total assessments	787,680	Water	Connecticut	Cost/sale :	1.1541
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	787,680	Gas	CNG	Assmt/sale:	.8079

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	.006	7,500	45		45	32
Residual	261						
		.926 acres		Total land value		200,045	140,032

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	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	
Area Over Gar.	01	Fully Finished	Half Baths	3
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,472
Air Condition	01	Central Air	Addtn'l fixtures	3
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1997				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	523,060
Basement	Full with walk		2,325	
Heating	Yes	A/C Yes		14,900
Plumbing	4 F/B	3 H/B	3 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Other Features		WB Stks	RR	29,500
				127,368
				52,890
Sub-Total				747,718
Grade	A+	Factor 1.6500		1,233,735
CDU		C&D Factor 1.00		1,233,735
Depreciation		30 %		863,615
Computed cost value @ 70%				604,531

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	308	8,159
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	BSMT Basement addition	40	737
L Living Area	FRFF Frame first floor	40	4,579
L Living Area	AIR Air conditioning	40	122
P Porches, Patios, Decks	FOFF Frame open first flo	35	2,132
P Porches, Patios, Decks	FOFF Frame open first flo	204	12,429

Total additions 127,368

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB1 Bank barn	15	28	420	65.80	1997	B	34,821	50	17,400
RP5 Pool w/ Gunite	20	40	800	110.5	2004	C	88,440	50	44,200
Value at 70%	43,120						Value at 100%		61,600

