

Property at 00099 NORTHINGTON DRIVE

Prop ID 4910099

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Administrative Information

Owner name: MAGUIRE JEFFREY G AND
 Second name: HEATHER A
 Address: 99 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4910099 Neigh.: Zone: R40 Vol: 511 Page: 549

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.06	320
Resident Dwelling	1.00	587,500

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Nov-2004
 Sale price: 865,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 1,039,743

Summary

Total assessments	727,820
Total exemptions	
Net assessment	727,820

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2020
 Mkt/sale :
 Assmt/sale: .8414

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	.060	7,500	450			450	315
Residual		2,614						

.980 acres

Total land value

200,450

140,315

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	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	4
Garage	23	Attached 3 car	Half Baths	3
Area Over Gar.	99	None	Masonry trim sf	1,632
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	5
Air Condition	01	Central Air	Rec Room Size	1,100
Interior Cond	05	Good	Whirlpools	2
Exterior Cond	05	Good	Living area	5,222
			# Living Units	1
			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	524,420
Basement	Full with walk		2,332	
Heating	Yes	A/C Yes		14,940
Plumbing	4 F/B	3 H/B	5 Add'l fix.	2 Wh/p
Attic	None		Saunas	33,000
Additions				132,466
Other Features	Mason Trim	WB Stks	RR	68,711

Sub-Total				773,537
Grade	A	Factor 1.5500		1,198,982
CDU		C&D Factor 1.00		1,198,982
Depreciation		30 %		839,287
		Computed cost value @ 70%		587,501

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	68	4,143
L Living Area	FRFF Frame first floor	558	63,880
L Living Area	BSMT Basement addition	558	10,283
L Living Area	AIR Air conditioning	558	1,696
P Porches, Patios, Decks	BPAT Brick/flagstone pati	448	10,216
G Garages	FRL Attached frame GT 65	943	42,248

Total additions 132,466

