

Property at 00111 NORTHINGTON DRIVE

Prop ID 4910111

Printed 23-Aug-2024 8:15 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: STARR FRANCIS W & TEGAN D
 Second name:
 Address: 111 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4910111 Neigh.: Zone: R40 Vol: 757 Page: 1214

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.52	2,710
Resident Dwelling	1.00	596,840
Resident Outbldg	2.00	20,090

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 13-Apr-2021
 Sale price: 890,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,085,200

Summary

Total assessments	759,640
Total exemptions	
Net assessment	759,640

Utilities

Utility	Amount
Water Connecticut	
Sewer Public sewer	
Gas CNG	

Sales ratios

Cost/sale : 1.2193
 Mkt/sale :
 Assmt/sale: .8535

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	.517	7,500	3,878		3,878	2,715
Residual		22,521					

1.437 acres

Total land value

203,878

142,715

Residential Dwelling Information

Subject Code Description

Style	19	Modern Colonial
Exterior Walls	01	Clapboards
Roof Material	01	Asphalt Shingles
Roof Type	02	Hip
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	07	Hardwood/Carpet
Heating System	02	Forced Hot Air
Fuel	02	Natural Gas
Attic	99	None
Grade	53	A+
Garage	23	Attached 3 car
Area Over Gar.	01	Fully Finished
Basement	04	Full with walk-o
Bsmt Fin Qual	03	Rec Room W/ Air
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 2.0		
Total Rooms	10	Garage cars 3
Bedrooms	5	Unfinished area
Family Rooms	1	Dormer linear f
Full Baths	5	Masonry trim sf
Half Baths	2	Finish bsmt sz
Addtn'l fixtures	3	Rec Room Size 1,200
Whirlpools	1	Living area 5,040
Saunas	1	# Living Units 1
M/F stacks		
W/B stacks	2	
W/B openings	3	

Actual Year Built: 2004

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	2,118	482,630
Basement	Full with walk		
Heating	Yes A/C Yes		13,760
Plumbing	5 F/B 2 H/B 3 Add'l fix. 1 Wh/p 1 Saunas		33,500
Attic	None Attic size:		
Additions			113,034
Other Features	WB Stks RR		46,073
Sub-Total			688,997
Grade	A+ Factor 1.6500		1,136,845
CDU	C&D Factor 1.00		1,136,845
Depreciation	25 %		852,634
	Computed cost value @ 70%		596,844

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	882	39,515
G Garages	FSF Full-story fin o/gar	672	45,013
L Living Area	AIR Air conditioning	672	2,043
L Living Area	FRFF Frame first floor	14	1,603
L Living Area	FRFF Frame first floor	14	1,603
L Living Area	BSMT Basement addition	24	442
L Living Area	FRFF Frame first floor	24	2,748
L Living Area	FRUF Frame upper full	24	2,010
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	DECK Wood deck	377	9,987
L Living Area	FRFF Frame first floor	22	2,519
L Living Area	OVER Frame Overhang	34	3,114

Total additions 113,034

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame Utility Shed	10	12	120	30.00	2018	C	3,600	50	1,800
RP1 Pool w/ Plastic Linr	16	36	576	74.05	2022	B	53,743	50	26,900
Value at 70%			20,090				Value at 100%		28,700

Scale: 1" = 8.91 feet