

Property at 00124 NORTHINGTON DRIVE

Prop ID 4910124

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Administrative Information

Owner name: HUANG JUAN AND
 Second name: XU YAPING
 Address: 124 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4910124 Neigh.: Zone: R40 Vol: 642 Page: 766

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.01	60
Resident Dwelling	1.00	752,050
Resident Outbldg	1.00	1,470

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Jun-2012
 Sale price: 1,200,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,276,543

Summary

Total assessments	893,580
Total exemptions	
Net assessment	893,580

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0638
 Mkt/sale :
 Assmt/sale: .7447

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	.011	7,500	83			83	58
Residual		479						

.931 acres

Total land value

200,083

140,058

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	01	Hardwood
Heating System	02	Forced Hot Air
Fuel	02	Natural Gas
Attic	99	None
Grade	57	AA-
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	2,300
Half Baths	2	Finish bsmt sz	
Addtn'l fixtures	3	Rec Room Size	1,800
Whirlpools	1	Living area	5,856
Saunas		# Living Units	1
M/F stacks			
W/B stacks	2		
W/B openings	2		

Actual Year Built: 2003

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	2,463	550,010
Basement	Full with walk		
Heating	Yes A/C Yes		15,660
Plumbing	5 F/B 2 H/B 3 Add'l fix. 1 Wh/p	Saunas	31,000
Attic	None Attic size:		
Additions			124,319
Other Features	Mason Trim WB Stks RR		97,570

Sub-Total		818,559
Grade	AA-	Factor 1.7500
CDU	C&D Factor 1.00	1,432,478
Depreciation	25 %	1,074,359
	Computed cost value @ 70%	752,051

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	975	43,682
G Garages	FSF Full-story fin o/gar	864	57,874
L Living Area	AIR Air conditioning	864	2,627
L Living Area	OVER Frame Overhang	24	2,198
P Porches, Patios, Decks	BPAT Brick/flagstone pati	408	9,304
L Living Area	BSMT Basement addition	42	774
L Living Area	FRFF Frame first floor	42	4,808
L Living Area	AIR Air conditioning	42	128
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924

Total additions 124,319

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00		C	4,200	50	2,100
Utility Shed									

Value at 70% 1,470

Value at 100% 2,100

